

# CONSULTATION SUMMARY

## Case reference number(s)

2020/2667/P

## Case Officer:

Charlotte Meynell

## Application Address:

Upper Flat  
17 Falkland Road  
London  
NW5 2PU

## Proposal(s)

Erection and replacement of single storey rear and side 1st floor extension; replacement of front and rear 1st and 2nd floor windows; installation of rooflights to main roof; erection of front bin store.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	2	No. of objections	1
					No of comments	1
					No of support	0

## Summary of representations

## *(Officer response(s) in italics)*

The Kentish Town Neighbourhood Forum responded that they had no comments to make for this application (neither endorse nor oppose).

One objection from the neighbouring occupiers at Nos. 15A Falkland Road has been received for the application. This is summarised as follows:

1. The proposed extension would have an overbearing impact on my home and have a detrimental impact on terms of sense of enclosure as the side return garden would have high walls on all four sides.
2. The proposed extension would block daylight and sunlight into the hallway, bathroom and second bedroom of No. 15A.
3. The proposed extension would lead to a loss of privacy through overlooking into the habitable rooms of No. 15A through the proposed windows.
4. Object to green roof as it has the potential to be used as a roof terrace, now or by future residents, via the large windows in the proposed extension, which will have an overbearing impact on my home and cause loss of privacy. A condition should be added so that

the flat roof is not used as a terrace.

5. The proposed extension and green roof would be viewed from Leverton Street as would the proposed windows in the roof which would have an impact on the street scene. The proposed extension would have an adverse cumulative impact on the area when considered alongside the already built first floor rear extension at No. 23 and would set a precedent for similar proposals.
6. The Kentish Town Conservation Area and Management Strategy designated the row of houses which includes 15-17 Falkland Road as having a positive effect on the conservation area and states that there may be scope for improvement of details or condition of the building. I took this to mean buildings could be restored and renovated but not extended.

**Officer response-**

1. *It is not considered that the proposed extension would result in an undue sense of enclosure or loss of outlook to the residents of No. 15A, given the separation distance of 7.7m between western flank wall of the proposed extension and the eastern flank wall of the outrigger at No. 15, and the limited depth of the proposed extension compared with the rear garden of No. 15A.*
2. *The revised Design and Access Statement includes diagrams which demonstrate that the proposed extension would pass the 25 degree and 45 degree daylight and sunlight tests, which indicates that the proposal would not have a detrimental impact on the residential amenities of the occupiers of No. 15A in terms of loss of light. It should also be noted that the bathroom and hallway are not classed as habitable rooms.*
3. *The proposals have been revised to remove all side windows from the proposed extension to prevent a loss of privacy to neighbouring occupiers through overlooking. The proposed rear window would not afford views into neighbouring habitable rooms given the oblique angle.*
4. *A condition would be added to prevent the use of the flat roof of the existing single storey rear extension adjacent to the proposed first floor rear extension from being used as a roof terrace, in order to protect neighbouring residents from a loss of privacy through overlooking.*
5. *The design of the proposed extension and roof lights has been amended during the course of this application and is now considered to have an acceptable impact on the character and appearance of the host building, semi-detached pair with No. 15 Falkland Road, and on the wider conservation area, when viewed from Leverton Street. Any*

*future planning applications for first floor extensions to other properties within this terrace would be considered on their own merit.*

- 6. The identification of the host building as a positive contributor to the character and appearance of the Kentish Town Conservation Area does not preclude development, including extensions, to the building. It is considered that the proposal would preserve the character and appearance of the conservation area, in line with the requirements of s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.*

**Recommendation:- Grant conditional planning permission**