

CONSULTATION SUMMARY

Case reference number(s)

2021/0857/P

Case Officer:

Miriam Baptist

Application Address:

3 Collard Place

London

NW1 8DU

Proposal(s)

Erection of single storey rear extension.

Representations

Consultations:	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 owner/occupiers of No.2 and No. 4 have objected and raised comment to the proposed development on the following grounds:

1. Proposal visible from communal areas, Oriel window overlooking neighbour's front access.
2. Proposal oversized, will reduce sunlight to No. 2 and increase sense of enclosure to both neighbours. The council has already approved planning application 2016/2457/P at nearby 1-3,4,6 8 Ferdinand Place which will partly block sunlight to 2 Collard Place.
3. Green/flat roof will require maintenance and could potentially be used as a roof terrace in the future which is unwelcome in terms of overlooking.
4. Questions of land ownership/party wall regarding the extended wall of

the extension.

5. Request for owners not to obstruct access or cause inconvenience to neighbours throughout construction works.

Officer's response:

1. *The extension would be visible from the communal areas of Collard Place; this is not considered to be detrimental to the character of the residential area. Overlooking an entrance into the property is not considered harmful given that this does not relate to a habitable room.*
2. *Due to its scale, projection and detailed design, the proposed rear extension would be subordinate to the host property. In relation to impact on neighbouring amenity, there is a 2m high fence in between the application building and adjacent one at no. 2 Collard Place, as shown on the existing and proposed drawings. The proposed extension would project by less than 1m beyond the fence. No. 2 opens with wide glazed doors into the rear garden and the proposal would only affect one pane of these doors. Approved permission 2016/2457/P at Ferdinand Place assessed the daylight and sunlight to neighbouring properties and the daylight and sunlight assessment demonstrated that the proposal met the requirements of the BRE guidance. No.2 Collard Place was not identified as being a neighbouring property that would experience noticeable loss of light. As such, due to the sun orientation, the proposal's modest projection, and existing context, it is not considered that significant harm in would be caused to the occupiers at no. 2 Collard Place by the proposed extension, in terms of loss of light, or outlook. Due to the design of the scheme no harmful overlooking would be identified. In relation to the impact on no. 4, the proposed extension due to its position and existing pattern of development is not considered to harmfully affect the amenity of the occupiers at no. 4 in terms of loss of light, outlook, or privacy.*
3. *The green roof is no longer part of the proposal, it has been omitted from the revised drawings and a condition will be attached to restrict the use of the flat roof as a terrace at any time.*
4. *Land ownership and party wall matters are covered by the Party Wall Act and do not constitute a material planning consideration.*
5. *To mitigate undue disturbance to neighbours works must be conducted in accordance with the Camden Minimum Requirements; an informative to this effect will be added, which includes a restriction on the hours of construction work.*

Recommendation:-

Grant conditional planning permission