

CONSULTATION SUMMARY

Case reference number(s)

2021/0652/P

Case Officer:

John Sheehy

Application Address:

Flat A, 10 Heath Street
London
NW3 6TE

Proposal

Erection of two-storey side extension in association with existing first and second floor flat (C3).

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	1
					No of support	0

<p>Summary of representations</p> <p><i>(Officer response(s) in italics)</i></p>	<p>Press advert published 25/03/2021, expired 18/04/2021</p> <p>Site notice displayed 24/03/2021, expired 17/04/2021.</p> <p><u>Neighbour Objection:</u></p> <p><u>Leaseholder of ground floor commercial unit 10 Heath Street</u></p> <p>'The proposed works to 10a would directly affect me. I disagree that this work constitutes minor alteration. Any works of this degree will take time and require scaffolding and potentially wrapping of the building. Due to the position of the building on Heath Street / Perrins Court the impact on traffic movement and parking will be substantial.</p> <p>My main objection to the plans is that our heating / air conditioning unit is on that first floor roof that they propose to infill. That unit was there prior to our arrival and has consistently been there for 18 to 20 years. There is no place or proposal to relocate it. Without this, we have no heating! Further in the Design and Access statement they say that the infill will allow for the removal of Ad Hoc constructions - That is our heating!</p> <p>They also say that the property currently benefits from a roof terrace - no it does not. Just because people climb out onto a dangerous structure does not mean they have established a precedent."</p>
---	--

Officer response

Revisions were negotiated with the planning agent and the proposed extension has been reduced in height from three storeys to two, reducing the impact of the works.

The scaffolding can be erected in such a way so as not to impede access into the ground floor shop or obscure it to a degree that it cannot be seen from the public footway. It is not envisaged that this proposal would lead to a loss of trade to the existing shop. In particular it is noted that the proposed works are located at the side/ rear of the site, away from the location of the commercial unit.

Concerns were raised about the shop's heating equipment on the flat roof. An alternative location for the equipment may need to be found but this is a matter between the owner and the respective leaseholders. The equipment could be moved now, without the need for planning permission.

The roof terrace is authorised as per application ref. 2014/2619/P which was granted permission in July 2014. The link to the roof has been removed from the proposals.

The principle of development is acceptable in design, townscape and amenity terms and is in accordance with the recent history of decisions at the site.

Recommendation:-

Grant planning permission