

CONSULTATION SUMMARY

Case reference number(s)

2021/1374/P

Case Officer:

Patrick Marfleet

Application Address:

30 Percy Street

London

W1T 2DB

Proposal(s)

Variation of condition 3 (approved plans) of planning permission ref 2019/4241/P dated 28/08/2020 (External alterations including replacement rear extension at ground floor and basement level with roof terrace above, change of use of existing flat (Class C3) at second and third floor level to office space (Class B1a) and use of basement level as social enterprise space) namely to incorporate fire safety measures including installation of rooflights and PV panels.

Representations

Consultations:	No. of responses	01	No. of objections	01
			No of comments	0
			No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>One objection has been received from the neighbouring property at Flat 2, Windmill Street.</p> <ol style="list-style-type: none">1. We have not been consulted about this development despite being the most directly affected property.2. Previously approved drawings are inaccurate and do not demonstrate the full impact the proposed extension would have on the amenity of neighbouring properties to the rear.3. The proposed roof terrace would cause considerable noise nuisance to neighbouring residents.			

Officer response

1. *Site notices were displayed at the site for both the original (2019/4241/P) and current applications. Adverts were also published in the local press, in line with statutory requirements.*
2. *The replacement rear extension has already been approved as part of the original application 2019/4241/P, the current application does not propose any changes to the approved extension. Officers visited the site as part of the assessment and the proposed extension was considered to have an acceptable impact on the amenity of neighbouring residents in terms of light, outlook and privacy. The existing relationship of neighbouring properties to the side and rear is very close and the increase in height of the rear boundary wall (approx.900mm) to which the new extension abuts, was not considered to have a harmful impact on neighbouring amenity.*
3. *The impact of the approved rear roof terrace was assessed as part of the original application and considered acceptable in terms of its impact on neighbouring amenity. No alterations are proposed to the approved roof terrace as part of the current application. A condition has been added to the decision which restricts use of the terrace between the hours of 09:00 and 18:00 Monday to Friday and not at all on weekends and bank holidays.*

Recommendation:- Grant conditional planning permission subject to s106 legal agreement