

# CONSULTATION SUMMARY

## Case reference number(s)

2021/1497/P

## Case Officer:

Sofie Fieldsend

## Application Address:

12 Keats Grove

London

NW3 2RN

## Proposal(s)

Variation of Conditions 2 (approved plans) and 6 (Tree Protection Measures) of planning permission 2019/5443/P dated 26/02/2020 (as amended by 2020/3584/P dated 26/11/20 and 2021/0026/P dated 21/3/21) for 'Enlargement of existing side entrance porch at ground and lower ground floor levels including excavation, replacement front door and alteration to surrounding fenestration; Erection of single storey plus basement side extension including excavation (following demolition of existing garage extension); Replacement window frames to all elevations; Removal and reapplication of external render; Alterations to front boundary wall including infilling of vehicle gate and formation of new pedestrian gate; front garden side boundary wall and bin store; Front and rear garden landscaping including the erection of two garden outbuildings (following demolition of existing structures); Installation of 3 air conditioning units to rear garden'; namely amendment to Arboricultural Report

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0
<b>Summary of representations</b>	Two objections were received from 14 Keats Grove and 85 South End Road. Their objections can be summarised as follows:  1) Objects to loss of trees and greenery, new planting should be					

provided.

- 2) Concerned about impact on 14 Keats Grove's boundary wall and fence
- 3) Loss of outlook (trees) to No. 85 South End Road
- 4) Inconsistent information: paragraph 2.4 of the AR it says that trees T10, 11, 12, 13 and 15 will need to be removed. Appendix 3, the method statement says that trees T11, 12 and 14 will be retained. Unclear what is correct.

*Officer response:*

- 1) *Replacement planting will be secured by condition.*
- 2) *This is a building control matter rather than a material planning consideration*
- 3) *The alteration does not result in loss of outlook to this property and their private view onto neighbouring trees is not a material planning consideration.*
- 4) *Paragraph 2.4 of the arb report does not reference tree removal but talks about statutory protection. There is no appendix 3. The original permission granted removal of vegetation identified as G1, G4, G5, T2, T5, T10, T11, T12, T13 & T15 are to be removed. This alteration will also remove three Holm Oaks (G2)*

**Recommendation:-**

**Grant planning permission subject to S106 agreement**