

CONSULTATION SUMMARY

Case reference number(s)

2021/3082/P

Case Officer:

Jennifer Walsh

Application Address:

Basement Flat
226 Finchley Road
London
NW3 6DH

Proposal(s)

Alterations to main entrance front staircase of building and installation of metal handrails

Representations

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

Summary of representations	<p><u>226 Finchley Road objects as follows-</u></p> <ul style="list-style-type: none"> - The applicant has not given the requisite notice to all relevant persons at the affected property.
(Officer response(s) in italics)	<p><i>Officers Response: The applicant has signed Certificate B which is a requirement when there are flats within different ownership. The Council then advertised the application through a press notice and a site notice. It is therefore considered the statutory obligation has been fulfilled.</i></p> <ul style="list-style-type: none"> - The proposed design is not in-keeping with the character of the area and the general appearance of the building, which already includes wrongfully installed (without planning consent) uPVC windows, and is

detrimental to the Redington and Frognal Conservation area. A more comprehensive design which does not impact upon the above is suggested.

Officers Response: This application solely relates to the installation of a hand rail and minor alterations to the staircase side walls. No further alterations are considered within this application. The windows look as though they have been replaced over the years but the majority of these works have been carried out more than 4 years ago and are therefore exempt from enforcement action. However, the Enforcement Team have been made aware of the alterations.

- Further, the proposed changes do not rectify Health & Safety issues that are evidently present at this derelict property.

Officers Response: As above, this application solely relates to the hand rail which is sought to improve the safety of existing access to the properties.

Redington Frognal Neighbourhood Forum commented as follows:

- The Forum requests that the railings be painted black, as this would be more appropriate for the Conservation Area.

Officers Response: Revised Drawings were requested showing the railings painted black.

Recommendation:-

Grant planning permission