

# CONSULTATION SUMMARY

## Case reference number(s)

2021/2748/P

## Case Officer:

Jennifer Dawson

## Application Address:

Garden Flat  
48 Priory Road  
London  
NW6 4SJ

## Proposal(s)

Erection of a glazed greenhouse in side garden facing Abbey Road

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	3	No. of objections	0
					No of comments	3
					No of support	0

## Summary of representations

### *(Officer response(s) in italics)*

Press advert 15/07/21 to 08/08/2021

Site notice 19/07/2021 to 12/08/2021

One comment from Sylvan Court (opposite the property)-

“The height of the Greenhouse proposed is up to 7.7 ft ie 234.6cm ie 235cm (see attachment included by the proposer). The subsequent drawing shows then incorrectly 231cm.

This will be clearly visible from Priory and Abbey Road and therefore the elevation should be limited to 180-181 cm or the construction should start 55cm underground.

Can we confirm in the description and the execution of the construction of the materials used. For example, this is a greenhouse of x colour made from y number of glass panels of size a x b.

Too many residents in Conservation Area constructs a greenhouse of 235cm which then is turned into an office and the greenhouse aspect

changed later on for example the entire greenhouse having a ceiling height of 235cm rather than just the pole. We ought to have a description included in the planning permission”

Officer response

*The above comment was submitted 3 times by the same resident.*

*While the greenhouse would be partially visible from the street, the ridge would only be visible by being 0.55m above the garden boundary wall which would create minimal impact on the character of the streetscene and Conservation Area. The choice of materials (glass) and visibility of plants within the greenhouse would also reduce the impact of the development as it would blend into its environment.*

*The applicant confirmed the materials would be glass panels with a metal frame which are standard materials for a greenhouse.*

*The proposed development is for a greenhouse to house plants. Its glazed design would preclude its effective use as a home office; any changes to the structure in size, form, design or materials would require further planning permission as there are no permitted development rights for this property.*

**Recommendation:-**

**Grant planning permission**