

CONSULTATION SUMMARY

Case reference number(s)

2021/1693/P

2021/4634/L

Case Officer:

Nora-Andreea Constantinescu

Application Address:

Flat A, 51 Mornington Terrace

London

NW1 7RT

Proposal(s)

Erection of a new infill single storey rear extension with green roof, excavation to create new steps to rear garden, replacement of front lower ground floor window by a timber sash window, and erection of new bin store in front garden.

Representations

Consultations:	Site notices	24/09/2021 – 18/10/2021	No. of responses	2	No. of objections	1
	Press notice	30/09/2021 – 24/10/2021				

Summary of representations

(Officer response(s) in italics)

Camden Town CAAC confirmed they have no objection to this modest proposal.

The owners/occupiers at no. 52 A Mornington Terrace have objected to the proposed scheme on the following grounds:

- Insufficient information provided in relation to the Basement Impact Assessment. The proposal should be considered in the context of the basement policy as:

- the development would involve some excavation to rear
- impact on the sewer from the proposed excavation and current external manhole with access to common sewer will become internal and sealed
- the increase of concrete from the development will increase the level of water run off
- no impact to neighbours at no. 52A should arise
- Unclear about ventilation to kitchen and bathroom

Officer response: *The proposed extension would require a minor amount of excavation of garden space to be built such that Basement policies do not apply in this instance. It is understood that most extensions would require foundations, and this does not fall within the remit of policy A5 (basements). The proposed excavation into the rear garden by means of relocating the steps is also minor and considered acceptable subject to the structural details provided. The site does not lie within special underground constraints and therefore no Basement Impact Assessment is required in this instance.*

The current area where the extension is proposed is currently hardstanding and the proposal includes a green roof which is an improvement compared to existing in relation to water runoff.

There is no significant harm to existing sewers identified from the proposals. Building Regulations may apply and these are assessed through a Building Control application.

There will be no impact identified from the proposed development to the amenity of the occupiers at no. 52A as now works are proposed adjoining this neighbour.

There are no details provided in relation to the ventilation for the bathroom; however it is expected that the same ventilation systems as existing would apply. The kitchen is served by a window and a door and therefore no concerns in relation to the ventilation are considered.

- Development at no. 50A was determined prior to introduction of basement policies.

Officer response: *This is acknowledged.*

- Works at no. 50A were incredibly disturbing to neighbours, and the extension had to be rebuilt, and construction works were taking place beyond the allowed hours.

Officer response: Every development is expected to result in some nuisance from construction works. Issues in relation to construction hours of works should be reported to the Environmental Health pollution team.

- Extension wall between 51A and 52A – if the wall needs to be rebuilt it will require the use of objector's lower patio.

Officer response: The proposal does not indicate that the wall between no. 51A and 52A would require to be rebuilt. In the event that this would be needed, a listed building consent application would be required and Party Wall Agreement between the parties.

- Kitchen pipe already present from the current kitchen without permission.

Officer response: Noted

- Construction Management Plan should be required.

Officer response: The proposal is minor in nature and construction vehicles can load and unload in the parking bays or single yellow lines. Transport officers have been consulted and they advised a request for a Construction Management Plan would not be proportionate.

- Restriction of working hours - no works on Saturdays, works to stop at 5pm Monday – Thursday

Officer response: An informative would be attached to require the working hours to accord to local standards- the hours suggested to end at 5pm weekdays and prevent Saturday working are unreasonable.

- All deliveries to take place within the core hours only and items not stored /left on pavement causing obstruction

Officer response: This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team.

- Barriers in place to stop spreading of dust

Officer response: Due to the small scale of development proposed, and no requirement for a Construction Management Plan, barriers to stop spreading of dust would be encouraged but not mandatory.

Recommendation: Grant conditional planning permission.

