

CONSULTATION SUMMARY

Case reference number(s)

2021/4551/P

Case Officer:

Sofie Fieldsend

Application Address:

Flat 1st Floor
 4 Lancaster Drive
 London
 NW3 4HA

Proposal(s)

Erection of rear balcony and replacement of bay window with doors at 1st floor.

Representations

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

Summary of representations

(Officer response(s) in italics)

1 objection from Upper ground floor flat and garden flat, 4 Lancaster Drive (same ownership), was received during the consultation period. Their objections can be summarised as follows:

- 1) *Additional noise*
- 2) *Overlooking of the garden flat's rear garden*
- 3) *The roof is owned by the upper ground flat, not the 1st floor flat and concerns that this is a misrepresentation of ownership.*

Officer response:

- 1) *The terrace is modest in scale and unlikely to generate additional detrimental noise*
- 2) *Their garden is already subject to a degree of overlooking due to the number of terraces in close proximity. It is considered that that the*

	<p><i>balcony would have a similar outlook to the existing balconies at this level within the terrace and No. 1 Lambolle Road's terrace</i></p> <p>3) <i>This is party wall matter not a material planning consideration</i></p>
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Recommendation:-

Grant planning permission