

CONSULTATION SUMMARY

Case reference number(s)

2019/5783/P

Case Officer:

Sofie Fieldsend

Application Address:

2 Swain's Lane

London

N6 6QS

Proposal(s)

Demolition of existing buildings. Erection of 3 storey building with retail (Class E) at ground floor and 2x1bed flats and 1x2bed (C3) above

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	2
					No of comments	1
					No of support	1
Summary of representations (Officer response(s) in italics)	<p>1 letter of support was received from Cllr Robinson</p> <p>2 objections were received from 43 St Albans Villas and 8 Swain's Lane and on the original scheme, these are summarised below:</p> <ol style="list-style-type: none">1) Privacy concerns to 43 St Albans Villas<ul style="list-style-type: none">• We bought our properties with the existing situation and privacy.• The garden and communal area belong to the leaseholders who pay for the upkeep of it. Object to back door from the retail to our private garden.• We also object to balconies and large windows overlooking our communal area and looking into our homes. Windows should be the size and siting as before and should be obscured.2) Loss of light to No. 8 Swain's Lane.3) Too tall and too many flats, results in overdevelopment4) Concerns about parking pressure					

- 5) Other concerns to 43 St Albans Villas
- about historic issues with owner using their garden and refuse area.

1 Comment was received from 6 Swain's Lane, which can be summarised as follows:

- 6) Construction noise would be disruptive

Officer's response:

- 1) On the rear elevation the smaller central windows at all floors serving the bathrooms will be obscurely glazed and this will be conditioned. Concerns were raised about overlooking from the rear elevation fenestration to 43 St Albans Villas which sits to the rear (South West) of the site in the original scheme. It is noted that there is large communal gardens (for St Albans Villas) in-between the site and this block of flats and this block is over 20-26m away from the rear elevation which has the same rear building line as the existing. The rear elevation does not face directly onto this building. The existing building has two windows at 1st floor serving the existing residential unit and one at ground floor serving the commercial unit facing onto this communal garden. It is considered given the significant separation distance and that the new fenestration and Juliet balconies do not face onto this property that it would not have a detrimental impact on their amenity in terms of loss of privacy. As noted above there are existing windows that face onto the communal garden of St Albans Villas at first floor. In addition ref. 2018/3845/P could still be implemented, which granted planning permission for a rear dormer window and Juliet balcony. It is considered that the windows and Juliet balconies at 2nd floor would have a similar outlook to this granted application. At ground floor three new small scale windows will be introduced, although one will be obscurely glazed the other two will serve the retail unit and serve a back office and tea/store room. Given their siting, scale and proposed use of the rooms and the existing arrangement on balance this would provide improved privacy to the communal garden.
- 2) No.8 Swains Lane is located a significant distance away and the height/bulk has since been reduced, it is not considered that the development would result in a loss of light to this property to an extent that would warrant a reason for refusal
- 3) The height and number of flats has been reduced.
- 4) The development will be secured as car free via a S106 legal agreement
- 5) This is a civil rather than planning matter, however the plans were revised to remove rear access.
- 6) An informative has been attached reminding the applicant of construction hours and a S106 Legal agree secures a CMP to ensure disruption is kept to a minimum.

One Letter of support was also received,

Following the re-consultation on the revised scheme no further comments/objections were received.

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Recommendation:-

Grant planning permission