

CONSULTATION SUMMARY

Case reference number(s)

2021/6195/P

Case Officer:

Fast Track GG

Application Address:

Flat Lower Ground Floor

14 A Marsden Street

London

NW5 3HD

Proposal(s)

Replacement of two existing windows on the rear elevation, replacement of one existing window and door on the side elevation, new bike storage, replacement of a door and front stair alterations.

Representations

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

Summary of representations

(Officer response(s) in italics)

West Kentish Town Conservation Area Advisory Committee (CAAC) commented to the application:

- -It seems likely that the proposed alterations to the rear room are in order to create a second bedroom. This will reduce access to the garden for amenity use.
- The bike store does not look easy to use.

Case officer's commentary on grounds of comment:

As there is no change to the planning unit the impact of what are 'internal changes' cannot be considered as part of this application.

The bike store does not meet our guidance for size and access, however, as there is no obligation for the applicant to provide cycle parking and given the fact that the applicant has demonstrated its usability, the proposal are considered to be acceptable.

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Recommendation:- Grant conditional permission.