

# CONSULTATION SUMMARY

## Case reference number(s)

2022/2885/P

## Case Officer:

Alex Kresovic

## Application Address:

37C Fitzjohn's Avenue NW3 5JY

## Proposal(s)

Alterations and extensions to dwellinghouse including erection of a ground floor extension, a side extension at 1st and 2nd floors, a rear infill at 2nd floor, a front infill at 1st and 2nd floors, and a third floor roof extension with lift overrun and plant room.

## Representations

<b>Consultations:</b>	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)

Press advert and multiple site notices 03/08/2022 to 28/08/2022

Neighbour at 37B Fitzjohns Avenue objects regarding the following issues:

The impact on existing residential amenity of the proposed lift and plant room, rear third floor terrace and external rear wall.

### Officer response

- The agent has provided additional details regarding the lift and operating noise volumes. Being a residential lift within the dwelling immediately adjacent to bedrooms, the applicant required a silent operating system which operates at a maximum 40dB level. As such, the potential acoustic and vibration impacts that could arise from the development have been considered, in line with National Planning Policy Framework (NPPF) paragraph 185, London Plan Policy D14, and Camden Local Plan Policy A1 and A4, and are considered acceptable in a residential setting. The rooftop plant room is not above or connected to the lift shaft and will house two 300 litre hot*

*water cylinders and a 500 litre cold water tank. There is no venting to the exterior and no motorised machinery located within the plant room, or on the roof, except for the roof hatch for access purposes. In addition, the boiler is located in the utility room at Ground Floor towards Nutley Terrace. As such, an acoustic report is not required for the lift and plantroom as the noise levels proposed are considered to be acceptable in a residential setting and won't adversely harm the amenity of the subject site and adjoining properties.*

- 2. A 2m high privacy wall is proposed between the two balconies at 37B and 37C Fitzjohn's Avenue to protect the privacy between the dwellings. A condition has been placed on the decision notice to ensure this is built.*
- 3. The agent has provided a Daylight/Sunlight report which concludes that the proposals will have "no material impact on the daylight and sunlight amenity enjoyed by the neighbouring dwelling house". The 2m high privacy wall to the roof terrace and the ground floor rear extension are north facing and will not create any overshadowing on the neighbouring dwelling house at 37B Fitzjohn's Avenue. In addition, they will not harm outlook and views from the neighbouring dwelling house. As such, the proposed works are in line with policy A1 of the Camden Local Plan 2017.*

**Recommendation: -**

**Grant planning permission**