

CONSULTATION SUMMARY

Case reference number(s)

2022/3110/P

Case Officer:

Fergus Wong

Application Address:

23 Elliott Square
London
Camden
NW3 3SU

Proposal(s)

A single storey roof extension to an existing 3 storey terrace house.

Representations

Consultations:

No. notified	N/A	No. of responses	5	No. of objections	1
		No. of support	4		

Summary of representations

One objection comment was received from the occupier of 33 Elliott Square (opposite subject property) raising the following concerns:

- Loss of light from additional storey
- Construction noise would be disruptive
- Loss of parking from construction works
- Impact on overall appearance of the estate as a result of the number of proposals of roof extensions across the estate

Officer response

- *A daylight and sunlight report was submitted, showing that there would not be any unacceptable loss of light to any surrounding properties, including the objector's property. Notwithstanding this, there is a distance of approximately 20m between the application site and the objector's property, and it is not considered that the additional storey would lead to any unacceptable loss of light to the objector's property.*
- *Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. A standard informative is recommended to control hours of construction, and ensuring that all construction activity comply with the Camden Minimum Requirements, minimising the impacts of construction activity on residential amenity. It*

is not considered that there are any site-specific circumstances in this instance that would warrant deviating from this standard approach. Any building works that can be heard at the boundary of the site must be carried out only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. If this is breached, residents are advised report this to the Council's noise team for investigation.

- *The occupying of parking spaces and/or other areas of the public highway during construction is not a planning matter. The Council's Highways Officer has been consulted and has stated that a Construction Management Plan would not be necessary considering the scale of the works proposed.*
- *Notwithstanding the above, the applicant's construction team should comply with the Camden Minimum Requirements to minimise any impact of construction on neighbouring residents.*
- *The design of the roof extension has been assessed to not cause any harm to the character and appearance to the host property and wider area. It is of a high-quality design which is similar to other roof extensions approved in the surrounding area, such as to properties on King Henry's Road and other properties to Elliott Square. It must also be considered that roof extensions are permissible under permitted development rights.*

Recommendation:- Grant permission subject to conditions