

CONSULTATION SUMMARY

Case reference number(s)

2022/0702/P

Case Officer:

Fast Track Team

Application Address:

101 South End Road
London

NW3 2RJ

Proposal(s)

Replacement of all windows at front and rear upper ground and first floors with double glazed windows at first floor and double glazed French doors at upper ground floor.

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)

A neighbour at No. 97 South End Road commented on the application:

- “As a result of the excavating and extensive groundworks, which created an opening from the front to the rear, a great opportunity has presented itself to make n 95 have its own drainage system (which is at the moment connected to 99 and 97.) The drainage system is not coping well as it is operating for 3 houses and therefore often gets clogged. The unclogging however only falls on the responsibility of n 97.”

Case officer’s commentary on ground of comment:

The proposed works will not have an impact on drainage system.

- “Due to extensive works at n 99 which have lasted 22 months (!) and involved very loud noise as a result of excavating, use of pneumatic

drills and tile cutting, I request that any work that will be very noisy at n 95 will last no more than 2 hours per day and no works on Saturdays. Unfortunately, there was no response to our requests on reducing noisy work hours and for no work to take place on Saturday when a large portion of concrete was being removed from the n 95 basement.”

Case officer’s commentary on ground of comment:

This comment is in relation to No. 95 South End Road which is not the address of this application. An informative will be included on this permission which advises, ‘ Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site 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.’

- “Please plant mature fig and pear trees to replace the ones you removed.”

Case officer’s commentary on ground of comment:

The proposed development will not have an impact on trees, being solely for the replacement of fenestration, and therefore it is not possible to condition tree planting as part of this application.

Recommendation:- Grant conditional permission.