

CONSULTATION SUMMARY

Case reference number(s)

2022/1785/P

Case Officer:

Ewan Campbell

Application Address:

Proposal(s)

Erection of 2 single storey rear and side extensions, with associated excavation of garden levels; new side entrance door with a canopy above, replacement of all ground floor sash windows with new double glazed ones, reinstatement of a side sash window under the main building entrance; removal and replacement of three trees in the rear garden, excavation to create larger rear patio and other landscaping alterations

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>Hampstead CAAC, following amendments, removed their objection</p> <p>One objection from a neighbour. Concerns include:</p> <ul style="list-style-type: none">• Scale of extensions compared with the area• Spaces between the buildings need to be maintained• Materials are not appropriate for conservation area• Replacement trees are not enough• Artificial grass• Noise from construction					

- Waste material from construction

Officer response: The council is not able to issues of construction, waste or aspects (including artificial grass) which are not involved in the proposals. These are all non-material considerations.

In terms of scale, materials and trees these issues have been discussed within the decision notice informative. Our tree officer is satisfied with the replacement and both the planning and conservation officer were satisfied with the design of the extensions for the reasons given.

Recommendation:-

Grant planning permission