

CONSULTATION SUMMARY

Case reference number(s)

2022/2411/P

Case Officer:

Miriam Baptist

Application Address:

65 Constantine Road
London
NW3 2LP

Proposal(s)

Reconfiguration of front steps to improve access for disabled homeowner.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	0
					No of comments	1
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>Press advert displayed from 28/07/2022 to 21/08/2022 and site notice displayed from 22/07/2022 to 15/08/2022.</p> <p><u>Summarised comment from a neighbouring property (support principle of stair modifications):</u></p> <p>Proposed step encroaches onto the pavement and presents a potential trip hazard for those leaving no 67 in the direction of the shops. Pedestrians may also find this a trip hazard especially when pushing buggies or for wheelchair users as it stands alone and is not protected or shielded by a wall or similar step across the entire pavement boundary in front of the entrance to both properties.</p> <p>The final appearance of the proposed design is totally at odds with the original configuration and the configuration of the steps at no 67. By using the existing steps with the tiles as the foundation no attempt is made to lessen the impact of the odd configuration other than to add the upstand</p>					

which presents detailing problems.

No specification on the appearance or details of finishes on the vertical plane of the boundary with 67 is mentioned other than to provide an upstand. We request further details of how this edge will be dealt with so we can assess the impact when viewed from no. 67. We need an assurance that a damp proof membrane will be used where the upstand meets the decorative masonry between the properties.

Only stone and thickness and not colour or type are specified.

We note that the intent is to build on top of the existing steps without any proposals to provide new foundations suited to carrying the increased loadings imposed by the additional materials. We request an assurance from Building Control that the proposed works will meet the standards necessary to safeguard the steps, and use of the same, at no. 67.

Officer response:

- *A condition would be added to the permission if approved prohibiting the encroachment of the works onto the public highway. The alterations are to be limited to the property boundary and would not encroach on the entrance to No 67 and therefore there should be no reason to trip.*
- *Many adjacent pairs of steps along Constantine Road are different to each other, in terms of configured and materiality, therefore the proposal poses no risk to this established pattern on the street.*
- *The detail provided is considered sufficient. The section shows the dividing wall will be brick.*
- *The works will be subject to Building Control and a standard informative would be on the permission if approved stating this.*

Recommendation:-

Grant planning permission