

# CONSULTATION SUMMARY

## Case reference number(s)

2022/2241/P

## Case Officer:

Jaspreet Chana

## Application Address:

1 Lymington Road, London, NW6 1HX

## Proposal(s)

Erection of a rear roof dormer window and one front rooflight

## 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)

A site notice was displayed on 15/07/2022 and expired on 08/08/2022.

One objection was received to the consultation by neighbouring site:

1. As noted, the property is a HMO and one which already appears to be extensively occupied with 13 rooms each with en-suite accommodation, but in part due to the phrasing on the Application Form, allows the applicant to say there is no increase in self-contained accommodation.  
*The proposed rear dormer window is to serve an ancillary snug and bathroom. Should the room be used for alternative purposes then you are advised to contact the Council's Enforcement Team.*
2. The applicant is a commercial company that rents out space in the property and the additional floor area proposed, with its own additional en-suite, would appear to allow an increase in the occupation and rental income.  
*This is not considered to be a material planning consideration.*
3. The western end of Lymington Road has similar size and style of property, mainly consisting of conversions into self-contained apartments, where the occupation levels are considerably lower than either current or proposed use of the application property.  
*This is not considered to be a material planning consideration.*

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|  | <p>4. The disparity in density is out of keeping with the properties in Lymington Road. In my view the property is already over populated and would urge the rejection of any further increase.<br/><i>The proposed addition is considered to be in proportion to the existing roof form and is in keeping with the general context whereby other similar examples exist.</i></p> <p>5. The addition of the rear dormer is an unnecessary addition to the roof line viewed from surrounding properties and may well impair privacy currently enjoyed in private gardens.<br/><i>The same views would be had from the current second floor windows, the views from the new dormer window are not considered to be dissimilar to that existing and therefore would not be considered to materially increase overlooking.</i></p> <p>6. The application refers to two new rooflights on the front roof slope, but only indicates one on the drawings. The room proposed has inadequate height for the sides where the initial ceiling height is identified as 1m, likely to make use of the bathroom particularly challenging.<br/><i>Only one rooflight is proposed to the front roof slope. It is only the eaves spaces with a low head height, which is not unusual for loft conversions.</i></p> <p>7. If this was a loft conversion to a larger self-contained family dwelling, then the proposal would be considerably more acceptable. As an additional commercial space it is not.</p> |
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**Recommendation: Grant planning permission**