

CONSULTATION SUMMARY

Case reference number(s)

2022/3720/P

Case Officer:

Alex Kresovic

Application Address:

18 Lady Somerset Road, London, Camden,
NW5 1UP

Proposal(s)

Reconfiguration to provide 3no. self-contained dwellings and associated external refurbishment and alteration to provide a roof terrace to the rear.

Representations

Consultations:	No. notified	0	No. of responses	4	No. of objections	2
					No. of comments	2
					No. of support	0

Summary of representations

(Officer response(s) in italics)

Site notice 26/10/2022 to 19/09/2022

Four responses by nearby residents:

'I am supportive of the proposals for 18 Lady Somerset Road but request one specific adjustment to the plans.'

'Request that as part of the works the wall between the properties be lined with a sound barrier that includes PhoneStar Sound Insulation Board/SBx Boards or equivalent which is a sand filled board particularly good at blocking low frequency noise. This board plus an acoustic plasterboard should add no more than 30mm to the wall.'

'The property needs significant refurbishment to bring it up to standard. I am therefore happy for this work to go ahead but request an improvement to the sound insulation. Checking the guttering of number 18 seems worthwhile as part of the works.'

Officer response

A condition has been included in the determination which seeks to improve the noise insulation levels at the application building.

All plumbing, guttering and electrical components as part of the works will be upgraded to current Building Regulation standards.

'More information is needed as to when and how long this build will take as I work from home and am concerned about the noise level in my home and out on the street with builders' trucks taking up limited parking spaces, Also my garden is over looked already and the roof terrace will add to this matter.'

Officer response

The application has three years to commence works from the date of the determination and may last up to approximately 8 months.

The roof terrace is proposed to the top floor flat, to the rear of the property. There are no existing extensions beyond the existing built form, and therefore the proposal will not lead to a loss of daylight or outlook to any neighbouring properties. The proposed roof terrace is enclosed on two sides by the existing brick party walls.

'Make sure a soundproof barrier wall is added and made to shared wall'

'Such a terrace will cause noise disturbances, and cooking smells from BBQ at possibly late hours, in summertime , directly into adjoining flats.'

Officer response

A condition has been included in the determination which seeks to improve the noise insulation levels at the application building.

Similar views are currently achievable from the dormer windows located at the rear of this property.

'Insulation and sound proofing wall need to be put in place throughout the shared walls.'

'We do not agree on the roof terrace as we feel it would violate our privacy as we can envisage barbecues and parties being held as we are directly adjoined to the terrace wall.'

	<p>Officer response</p> <p><i>A condition has been included in the determination which seeks to improve the noise insulation levels at the application building.</i></p> <p><i>Similar views are currently achievable from the dormer windows located at the rear of this property. The roof terrace is considered to be a small extension of the living area and is unable to cater for parties due to the small size of the terrace.</i></p>
<p>Recommendation: -</p> <p>Grant planning permission</p>	