

CONSULTATION SUMMARY

Case reference number(s)

2022/1718/P

Case Officer:

Edward Hodgson

Application Address:

6 Crossfield Road

London

NW3 4NS

Proposal(s)

Erection of 2 rear dormers and creation of rear balcony at first floor level

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	1
					No of comments	1
					No of support	0

Summary of representations

(Officer response(s) in italics)

Press advert: 08/12/2022 to 01/01/2023

Site Notice: 07/12/2022 to 31/12/2022

Neighbouring resident at 6 Crossfield Road

- 1) It is not in keeping with the street as is an eyesore.
- 2) Privacy of neighbours affected from a higher vantage point
- 3) Noise and disruption from the works.

Officer response

- 1) *The rear dormers would be subordinate to the roof with appropriate materials and would not harm the roofscape along the terrace. The first floor rear terrace would be similar to that at no. 8 and the traditional materials are acceptable in the conservation area. The*

proposals are deemed to be acceptable.

2) The screens at both ends of the terrace would mitigate against overlooking. A condition is attached to the decision notice requiring their installation and retention thereafter.

3) Noise from building works are not considered to be a material planning consideration in this instance. The works are not significant enough to justify a CMP. An informative is attached to the decision notice stating that any works must be in keeping with the Council's minimum standards.

Belsize CAAC:

1) Plans and elevations of the adjoining properties are needed

Officer response:

1) *The drawings and plans submitted are considered sufficient to assess the application fully.*

Recommendation:

Grant planning permission