

**Supplementary Information
Planning Committee on 29 July, 2015**

Case No.

15/1205

Location 1 Thanet Lodge, Mapesbury Road, London, NW2 4JA
Description Erection of a 2 storey 4x bedroom dwellinghouse plus basement level and lightwells to the north of Thanet Lodge including pedestrian access from Mapesbury Road (amendment to approved application ref: 14/3463 to include a basement level)

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Following the publication of the Committee Report 2 additional representations have been received.

These representations have suggested that the proposed dwelling should not have access to the communal garden to the rear of Thanet Lodge and that this restriction was agreed under previous applications.

Looking at the history here, there was no planning condition on previous approvals preventing access of the occupants from using the communal space at Thanet Lodge and such a condition would, in any event, be difficult to enforce, particularly as access to the amenity space is not physically restricted. However the applicant has confirmed that it is intended that the occupants of the proposed unit would not have access to the communal amenity space and there would be no direct access from the site.

The report explains that the proposed house exceeds the London Plan internal floor standards by a significant degree and whether the occupants make use of the amenity space at Thanet Lodge, or not, Officers are satisfied that the proposed dwelling would achieve an acceptable level of residential environment and overall living conditions regardless of the issue of the communal amenity space.

Concern was also raised that the proposed dwelling should be entirely independent of Thanet Lodge and the Service Charges of existing Thanet Lodge residents should not contribute towards the proposed development in any way. This matter is a Civil one to be resolved between the parties and is outside the scope of this application. It is not considered a material planning consideration that can be taken into account in the final decision.

Recommendation: Remains approval

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