

## Agenda Item 04

### Supplementary Information Planning Committee on 14 July, 2016

Case No. 16/0130

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Location	40 St Gabriels Road, London, NW2 4SA
Description	Conversion of dwellinghouse into 3 self-contained flats (1 x 3 bed, 1 x 2bed and 1 x 1bed) to include one rear dormer windows, x7 rooflights, single storey rear infill extension and associated external alterations to the side window, re-instatement of original windows and door, new bi-folding doors to the rear ground floor, cycle parking spaces, bin stores, amenity space and front boundary alterations

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Your officers have received further representations from neighbours, which are as follows:

- *Confirmation that original windows will be restored in the property.*

Your officers have suggested a condition (number 5 within the Draft Decision Notice) which requires the submission of further details of reinstated windows and door prior to the occupation of the development.

- *Request that cycle and bin storage is shown prior to the Committee.*

Your officers have received a revised ground floor plan to show proposed cycle and bin storage for the units. These are available online.

- *Objection to the ground floor side facing glazing-*

Your officers are not of the opinion that the obscure glazing would cause undue privacy and overlooking issues to the neighbouring properties, however if members are minded to approve the application, a condition could be placed on the consent requiring the side facing glazing to be obscure glazed for the lifetime of the development.

- *Objection to the amount of rooflights proposed-*

Your officers do not believe that the amount and use of the rooflights would cause undue detrimental harm to the privacy and general amenity of the neighbouring property.

- *Neighbouring residents have raised further concerns with regards to the levels of parking within the development and the potential overspill onto the street.*

Your officers consider that the proposal provides an adequate amount of off street parking with the development and consider that any surplus parking can be safely accommodated on this lightly parked street, in line with policy H19 and as described in section 6.4 - 6.6 of the Committee Report.

**Recommendation: Remains as set out in the report**

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