

Location Bowling Green Pavilions, Chatsworth Road, London, NW2 4BL  
Description Erection of a single-storey building for use as a nursery school (Use Class D1) and erection of pitched roof to existing clubhouse

**Agenda Page Number:** 91

Prior to the recent site visit, the applicant submitted two additional plans (2707-01 & 2707-02) which sought to clarify the relationship between the proposed nursery building and the surrounding area, including the relationship with the neighbouring property at 49 Chatsworth Road. The plans indicate that the level of the ground on which the nursery would be built would be approximately 1.9m above the ground level of the rear gardens to the adjacent property at 49 Chatsworth Road. The plans also indicate that the roof of the proposed nursery would project approximately 14m beyond the main rear wall of the property at 49 Chatsworth Road. The main body of the proposed nursery building would be set in from the joint boundary by approximately 0.7m but the overhanging eaves would project the roof to within 0.1m of the joint boundary. The flank wall of the property at 49 Chatsworth Road is set in by approximately 2m from the joint boundary.

The submitted plans indicate that the height and proximity of the proposed nursery building would fail to comply with the guidance contained in SPG17, in that it would breach a line of 45 degrees taken from a height of 2m, measured from the ground level of either the subject or neighbouring site. This guidance would be breached for the full length of the 14m projection beyond the rear wall of the property. Officers consider that the submitted plans confirm views expressed in the main report that the proposed nursery building would have an overbearing impact on the outlook and visual amenity of adjoining occupiers at 49 Chatsworth Road.

**Revised drawings:**

The final decision notice should be amended to include the following plan numbers:-

- 2707-01
- 2707-02

**Recommendation:** Remains Refusal