

**Dike, Darlene**

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**From:** Frances Bentley [REDACTED]  
**Sent:** 29 June 2015 10:23  
**To:** Freeney, Fergus  
**Cc:** Planning  
**Subject:** 73a Maygrove road ( 2015/239/P) and 73 Maygrove road ( 2015/2301/P).

Dear Sirs,

I write regarding planning applications 73a Maygrove road ( 2015/239/P) and another for two side extensions to 73 Maygrove road ( 2015/2301/P). I object to the plans because:

- 1 The quality of the design. Granada developments built both 73, 73A and 75 Maygrove Road which are not of a high quality of design. It cannot be denied that they are good businessmen, and Rooms& Studios are a well run profitable company but this does not translate into good architecture. I consider 75 Maygrove, with the entire forecourt filled with off street parking and no landscaping, an eyesore, and we consider that if planning permission is granted for the extensions to 73 Maygrove road , with cheap-looking aluminium windows and clad in vertical slate tiles. will be an eyesore. The developer, Rooms&Studios, could improve their plans. I do not think that we should be accepting these cheap-looking slate clad extensions tacked onto the end of the existing building at 73 Maygrove road. It will be an anomaly in the street.
- 2 There is no adequate provision for waste bins and therefore it is inevitable that unless adequate waste storage is designed into the scheme at planning stage the bins will end up in the front of the building in an ugly shed ( as is the case at both 75 Maygrove road and the new building at 59 Maygrove road). We do not want our street littered with large recycling bins.
- 3 There is no adequate provision for secure off-street integrated cycle storage. The plans simply show cycle racks lined up along the front of the building. These will clutter the front of the building . I think that If the developer ( who owns 20 units on this site and around 4000 elsewhere in London ) wants planning permission to build the extensions , the least they can do is to build waste storage and Cycle storage in the new extension. Of course they will not want to do this as it will take up valuable rentable space and so will only do so if Camden insist on this .
- 4 The proposal does not include any landscaping to the front of the existing building.
- 5 Impact on Maygrove Peace Park which is a treasure for the neighbourhood and already under duress from Camden;s own development plans.

Kind regards  
Frances

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