

CONSULTATION SUMMARY

Case reference number(s)

2016/2555/P

Case Officer:

Laura Hazelton

Application Address:

56 Brookfield
Highgate West Hill
London
N6 6AT

Proposal(s)

Construction of an external cabin platform lift in the rear lightwell, including minor alterations in association.

Representations

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| Consultations: | No. notified | 17 | No. of responses | 2 | No. of objections | 2 |
| | | | | | No of comments | 0 |
| | | | | | No of support | 0 |

Summary of representations

(Officer response(s) in italics)

The owner/occupier of 51 Brookfield Mansions objected:

- We would prefer to leave things as they are as there is outstanding work to be done at the rear of the block in the near future.

Officer response

There are no planning records of permission granted for development to the rear of this block of flats, and they therefore cannot form a consideration in the determination of this

application.

The owners/occupiers of 54 Brookfield Mansions objected on the following grounds:

Design –

- The lift is a clumsy structure
- Although it is the back entrance to the flat, it is the most used entrance. The lift would cause an unsightly blockage and make access and exit from the building more difficult.
- The lift would damage the character of the building and create an unsightly and confusing back entrance, and an imbalance in the architecture.

Amenity:

- Would impact light levels.

Officer response:

Design

On balance, the harm caused to the character of the building is not considered sufficient to warrant refusal of the application, when considered against the benefits of providing level access. There would be very minimal visibility of the lift, as it would only be visible when standing directly in front of the recessed lightwell. In addition, the lightwell and those of the surrounding buildings have been greatly altered previously, and the proposal is therefore not considered to cause an unacceptable level of harm to the character and appearance of the host building or surrounding area.

The lift would be slightly wider than the existing rear access door and is therefore not considered to make access or egress more difficult than the current arrangement.

The Council's Conservation Officers have assessed the proposals and do not object to the development.

Amenity

The lift shaft would be constructed in front of the windows serving the internal hallways/corridors rather than residential, habitable rooms. In addition, large timber-clad balconies have previously been constructed in front of the residential flats, and the development is therefore not considered to cause significant harm to the amenity of neighbouring residents in terms of a loss of outlook, daylight or outlook.

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Recommendation:-

Grant planning permission