

Paul+O Architects Ltd
Unit 8 / 73 Maygrove Road
West Hampstead
London
NW6 2EG

Application Ref: **2017/1882/P**
Please ask for: **Alyce Keen**
Telephone: 020 7974

1 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:
73 Maygrove Road
London
NW6 2EG

Proposal:
Erection of 2 storey external lift extension on the properties northern elevation.

Drawing Nos: PL-001; PL-100; PL-110; PL-200; PL-201; PL-202; PL-220; PL-221; PL-300;
PL-301; PL-302; PL-400; PL-401; PL-402; Design and Access Statement.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed lift shaft, by virtue of its scale and siting would result in an undue loss of light and the creation of a sense of enclosure to the detriment of the amenity enjoyed by the occupiers of the ground floor flat adjacent to the proposed development, contrary to policy A1 (Managing the impact of development) of the Camden Local Plan, 2017.



Informative(s):

- 1 Please be advised that an enforcement inquiry has been set up to investigate the use of the ground floor premises adjacent to the development site. Planning history notes this to be B1 however the application hereby refused considers it residential.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

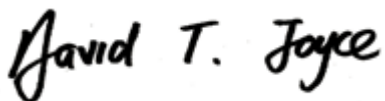
ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning