

Application No: 2018/4911/P
 Consultees Name: Charles Ansdell
 Received: 09/12/2018 10:53:37
 Comment: OBJ

Response:

The comments I am making below have also been sent by email to the freeholder of 62 Pilgrim's Lane Subitha Subramaniam on 30 November 2018 (who is the partner of the applicant Justin Snyder, and has a shared interest in the proposed work.)

I have concerns about the proposals and I object to it in its current form. These concerns are summarised below.

Loss of amenity

The proposed design would lead to an unacceptable loss of amenity by significantly blocking light to the lower ground floor area. It would also not be an attractive view, with refuse overlooking the lower and ground floor windows.

From the street view this would be unattractive, even with the higher railing height, as the bins would be significantly above the level of neighbouring properties and clearly visible from the road.

It is our contention that the current proposals would present a significant reduction in amenity for the lower ground floor flat.

Relevant guidance

Under Camden's design recommendations for storage (Camden Planning Design CPG 1: Chapter 10, Page 87) states

"Planning for waste recycling and storage should ensure that developments accommodate
 † safe location - accessible for all users and collectors and minimise nuisance to occupiers and neighbours (and their amenity space) e.g. noise, obstruction, odours, pests, etc;
 † sensitively designed/located, especially in conservation areas/or listed buildings."

Accessibility

The current proposals contemplate storing bins at a lower ground level. Although there are bins in the lower ground floor courtyard area this is not a long-term solution because of accessibility requirements. Currently the bins have to be carried up a flight of six stairs - which would be extremely difficult for anyone with mobility issues.

The bins will need to be stored at or around ground level or have ramps to enable bins to be wheeled to a collection location.

Relevant guidance

CPG 1: Chapter 10, Figure 16, pg. 93 states:

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				{Storage facilities must be at or near street level, and should be accessible via appropriately sized and graded ramps to allow bins to be wheeled to and from the collection point easily.}
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