

S0W/615/NW6/26/1

22 November 2018

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Dear Jaspreet,

Re: Application for the erection of an external lift to the first floor at 73 Maygrove Road, London, NW6 2EG (ref. 2018/4347)

We act on behalf of Granada Developments Limited (the “applicant”) in relation to the current full planning application for the erection of an external lift to the first floor at the above site.

Upon submission, we received comments from one of the tenants of Maygrove Road requesting:

- Omitting the timber fencing (external); and
- Amending the height of the lift.

To this effect, the following plans were revised (as per an email correspondence on 26 October 2018):

- Proposed Site Plan (257-PL390P00-C);
- Proposed Ground Floor Plan (257-PL320P00-C);
- Proposed First Floor Plan (257-PL320P01-C);
- Proposed Second Floor Plan (257-PL320P02-C); and
- Proposed Elevations (257-PL320E00-C).

The revised scheme does not impact daylight levels to any habitable room in adjacent residential properties, specifically Flat 10a of the main building. The previous window specified in planning appeal ref. APP/X5210/W/17/3181406 is no longer an issue as the internal layout of Flat 10a has been reconfigured. The previously considered habitable room is in fact non-habitable and does not require daylight and the window has since been blocked up. Therefore, previous concerns relating to outlook and light have been alleviated and the proposed development accords with policy A1 of the Camden Local Plan (2017).

Proposal

It is proposed that an external lift to the first floor be erected to the north of the site. It will measure 7000mm in height, 2325mm in width, and extend out from the building by 4695mm. In addition, there will be a platform on the first floor, external to the build, with a width of 1210mm. The entire construction will be built from timber cladding with double glazed infill panels along the walkway at first floor level.

The proposal will allow for wheelchair access to the first floor, ensuring that it concurrent with Building Regulations. The development will be a free-standing lift shaft and walkway to access offices on the first floor. A canopy over the ground floor is also proposed over the ground floor to front the lift entrance. The proposal complements the character of the main building and minimises the outlook of the site as a whole by proposing multiple materials that prevent a monotonous development.

Hedging plants within a planter is proposed, replacing the previously proposed timber fencing, to reinforce an appropriate distance between the lift and flat 10A, and enhance the level of landscaping within the site and improve the immediate outlook of the north-west bedroom at flat 10A looking out onto the courtyard. Soft landscaping will be provided in the courtyard, providing a balance between car parking and planting. It is considered the proposal is of good design and the materials proposed are appropriate and sympathetic to the existing building.

These minor revisions comply with planning guidance CPG 1 (Design) as the lift shaft remains subordinate to the main building and the lift will not be open to significant views. In addition, the dark grey stain of the proposed timber will form a harmonious contrast with the property and would help to distinguish it from the existing building; and the proposed glazing within the elevated walkway is considered appropriate as it contributes to the extension appearing as a lightweight form.

Therefore, this part of the proposal will not adversely affect the character of the building or its wider surroundings and is considered to accord with the objectives of policy D1.

Additional policies referred to in the previous supporting statement still remain relevant to the proposal and the minor revisions will not impact the compliance of those policies and supplementary guidance.

Conclusion

The revised proposal will not significantly impact neighbouring properties and will be subordinate to the main building. The lift shaft will not be seen from the Maygrove Road due to the orientation of the buildings and provides appropriate development that is needed for the operation of the building, in accordance with Building Regulations.

We trust that this revised information is sufficient to determine the application accordingly and if you require any additional information please do not hesitate to contact me on the details below.

Yours sincerely,

Silas Willoughby

Silas Willoughby (Nov 22, 2018)

Silas Willoughby

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Planner

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