

Application ref: 2018/4347/P
Contact: Jaspreet Chana
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Date: 29 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Rapleys
33 Jermyn Street
London SW1Y 6DN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
73 Maygrove Road
London
NW6 2EG

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

Drawing Nos: 257-B3(10) P00 Rev A, 257-B3(20) P01 Rev A, 257-B3(20) P02 Rev A, 257-B3(20) E00 Rev A, 257-B3(20) P00 Rev A, 257-PL3(90) P00 Rev C, 257-PL3(20) P00 Rev C, 257-PL3(20) P01 Rev C, 257-PL3(20) P02 Rev C, 257-PL3(20) E00 Rev C, Design & Access Statement, Planning Statement.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless

otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 257-B3(10) P00 Rev A, 257-B3(20) P01 Rev A, 257-B3(20) P02 Rev A, 257-B3(20) E00 Rev A, 257-B3(20) P00 Rev A, 257-PL3(90) P00 Rev C, 257-PL3(20) P00 Rev C, 257-PL3(20) P01 Rev C, 257-PL3(20) P02 Rev C, 257-PL3(20) E00 Rev C, Design & Access Statement, Planning Statement.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission:

The proposed two storey lift extension would constitute a subordinate addition which would not be overly dominant when viewed against the host building due to its modest size and scale. Furthermore, given its location to the rear of the site, it would not be open to significant public views.

The lift extension is proposed to be clad in timber panel cladding which would be a durable and stable material. The traditional coloured timber material would complement the original building and would help distinguish it from the existing building. The proposed glazing within the elevated walk way is considered appropriate as it contributes to the extension appearing as a lightweight form. As such it is considered that the lift extension would not adversely affect the character of the building nor its wider surroundings.

The proposed extension would be sited over 2.3m away from the ground floor rear elevation of Flat 10a. A previous application for a lift shaft was refused and appeal dismissed due to impact to this GF unit. However, the lift now proposed has been reduced in scale and set further away from nearby windows so as to avoid harmful loss of light or outlook. The previous reason for refusal is therefore considered to have been addressed by the updated design. In addition, following a recent planning decision at No.73 (2018/2120/P) which was for 'Use of basement and ground floor as residential units 1x1bed and 1x2bed flats', resulted in the ground floor changing its layout so the previous bedroom towards the rear has now changed to a dressing room and the window has been blocked up, meaning it is a non-habitable room. It is also noted that the two other bedrooms to the ground floor unit would have large windows placed either side away from the lift extension. Given its central siting it is not considered it would obstruct the views from the bedroom rear windows.

Therefore given the separation distance of the lift extension to the ground floor and that the rear room that may be impacted is non habitable, it is considered there would not be any impacts caused to the neighbouring properties in regards to loss of light, overbearing or overshadowing impacts.

Policy C6 expects buildings to meet the highest practicable standard of accessible and inclusive design. The need to create an accessible and inclusive home needs to be balanced against other policies of the development plan. The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race religion or beliefs, sex and sexual orientation. The duty requires due regard to the need to eliminate unlawful discrimination, advance equality of opportunity and foster good relations. Having due regard to the Public Sector Equality Duty, it is considered that the proposed lift extension would be to the benefit of the users of the subject building as it would provide wheel chair access to the first floor which houses an office. Therefore the lift extension would provide access for all and its location will not affect the current parking provision at the site and will be in accordance with Policy C6.

One objection has been received and has been considered within the attached summary of consultees. The planning history of the site has been taken into account when coming to this decision.

Therefore, it is considered that the proposed extensions would not significantly detract from the character and appearance of the subject dwelling or the surrounding area. The proposal would be in general accordance with policies A1, C6, T1 and D1 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer