

CONSULTATION SUMMARY

Case reference number(s)

2019/5776/P

Case Officer:

Patrick Marfleet

Application Address:

Beaufort Court

65 Maygrove Road

London

NW6 2DA

Proposal(s)

External alterations including installation of timber gate to Brassey Road entrance, retention of existing lift enclosure and installation of green screen on northern elevation, addition of mature pre-planted evergreen panels and shrubs to existing boundary along Brassey Road and boundary to the north, and planting of mature hedge within bin enclosure.

Representations

Consultations:	No. of responses	02	No. of objections	02
			No of comments	0
			No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>The owner/occupier of Flat 3, 58 Crediton Hill have objected to the application on the following grounds:</p> <ol style="list-style-type: none">1. The service lift has not been built in accordance with the approved plans pursuant to the 2012 permission 2012/5934/P. The lift is disproportionate and unsightly, it should be reduced and appropriately screened. It dominates Beaufort Court more than Brassy Road and directly overlooks my flat.2. The rubbish bins are in direct view of my flat. The original planning application showed an element of screening of the bins, which has never been implemented. It's easy enough to make them out of sight			

with green planting.

3. The BCN associated with enforcement reference EN17/0457 neglects to adequately deal with the landscaping issue mentioned above and its impact on Beaufort Court. The Council in email correspondence dated 8 January 2018 has acknowledged 'there was always supposed to be hedging around the area where the refuse is stored and the lift enclosure' as is evidenced in Part 5 of the DAS of the 2012 Permission. The hedging was never planted and there is currently nothing in situ to screen the refuse compound.
4. The purpose of the landscaping is to screen and therefore minimise the impact of the Refuse Compound on the northern retaining wall of Beaufort Court. The fact that this landscaping is still to be implemented over seven years after the 2012 Permission is plainly unacceptable and it has had and continues to have a significant impact on the ability of residents to enjoy their property. The Application makes no effort to address this.
5. There is inadequate justification for the choice of trees to screen the development and an objection is made to the proposal to plant Magnolia Grandiflora, a large species which is disproportionate to the surroundings and merely accentuates the disproportionate size of the lift shaft and would not thrive on this site.

Officer response

1. *Officers note that the existing lift at the site is approximately 1 metre higher than the lift that was approved under the original permission. However, this increased height is not considered to cause harm to the amenity of the closest neighbouring residents in terms of loss of light, outlook and privacy. Further, the lift is not considered to have a significant impact on the appearance of the surrounding area provided the current landscaping proposals are implemented in accordance with the approved plans, which are subject to a time limit compliance condition. The proposals also include the installation of a green screen on the northern elevation of the lift to further reduce its impact in views from the street.*
2. *The current landscaping scheme includes the same hedging around the bin enclosure that should have been implemented as part of the original permission. Additional green screens are also proposed along the boundary with Brassey Road and within the enclosure itself*

to further screen the bins from view.

3-4. Officers acknowledge that the original landscaping scheme was not implemented in accordance with approved plans, the current application has been submitted to address this issue. The submitted landscaping proposals are considered acceptable and would sufficiently screen the bins from public views from the street and from the private view of flats within Beaufort Court.

5. Following discussion with the Council's Trees and Landscaping Officer the Magnolia trees initially proposed were deemed unsuitable for this particular site and have been removed from the plans and replaced with more hedging. The green screen initially proposed on the south elevation of the lift has also been removed from the proposals as it would need to be planted in the ground for it to grow properly. This is not possible due to the existing basement beneath.

Recommendation:- Grant conditional planning permission