

Roberta Henriques

From: Charlotte Meynell
Sent: 29 April 2021 09:06
To: Planning
Subject: FW: 2020/3650/P - Flats A and B, 52 Roderick Road, London, NW3 2NL - MCAAC Withdrawn Objection

Hi,

Please can the below email be uploaded to M3 and Trim as the Mansfield CAAC withdrawing their objection to the above app.

Thanks,

Charlotte Meynell
Senior Planning Officer



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.



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Thank you Charlotte, all is fine and I'm happily working away as always.

These changes are helpful and yes, I agree that the landing is small enough to prevent too much overlooking. It will also be considerably less area than the current one. Please accept this confirmation that the MCAAC has withdrawn any objection.

Best regards

Steve



Sent: Wed, 28 Apr 2021 15:48
Subject: 2020/3650/P - Flats A and B, 52 Roderick Road, London, NW3 2NL - MCAAC Objection

Dear Steven,

I hope you're well.

Thank you for the Mansfield CAAC's objection to the above application, which was received in September 2020:

'The rear proposed new extension is in line with other acceptable examples but the first floor terrace may raise problems of overlooking consequent and loss of privacy.'

The proposal has subsequently been revised to remove the proposed balcony and to reinstate an external staircase between the first floor and the rear communal garden. Officers are of the opinion that the size of the landing would not encourage people to linger at this level, and that the proposed staircase would only result in incidental opportunities for overlooking towards the adjacent neighbour No. 54. Furthermore, the proposal would improve upon the existing situation, as the depth of the existing first floor balcony facilitates use of this area as amenity space and enables overlooking towards No. 54. No comments or objections have been received from the occupiers of No. 54.

Please can I ask you to review the revised drawings and confirm by reply whether the MCAAC would like to withdraw their objection. This would enable the application to be dealt with under delegated powers, rather than being referred to the Members Briefing Panel first.

I would be grateful if you could get back to me before next Tuesday 4th May.

Kind regards,

Charlotte Meynell
Senior Planning Officer
Regeneration and Planning
Supporting Communities
London Borough of Camden

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