

Camden Square Conservation Area Advisory Committee

90 Agar Grove
Flat B
London

Date: 11 May 2021

Planning application Reference: 2021/1213/P

Proposal: Enlargement of existing window to form access door; erection of external metal landing, staircase and balustrade

Summary: The application should be rejected: a staircase would severely restrict shared alley access and harm views through the gap between the houses.

Comments:

1. The wish to provide direct access from an upstairs flat to its portion of the garden is understandable, but appears impracticable here.
 - 1.1. The drawings show a 550 wide staircase (from which one would have to subtract railings on both sides) and 550 as the remaining width of the alley which gives shared access to the gardens. Such narrow gaps would be inadequate even if built perfectly and adjacent walls were parallel and plumb. Neither is usually the case.
 - 1.2. The photo shows buttresses projecting from the boundary wall. In practice, both means of access to the gardens would be inadequate - carrying tables or chairs through the alley to either garden (each with a sizable garden structure) would probably become impossible.
 - 1.3. Moreover, we would question whether the application is valid, as the shared-access alley is unlikely to belong to Flat B.
 - 1.4. A small additional point is that the Building Regulations would require the balustrade of the top landing to be 1100 high rather than 900 as shown.
2. Since a staircase would severely restrict shared alley access and harm views through the gap between the houses, this application should be rejected.



Camden Square Conservation Area Advisory Committee



David Blagbrough
Chair
Camden Square CAAC

Date: 11 May 2021

