

Application ref: 2023/0695/P  
Contact: Charlotte Meynell  
Tel: 020 7974 2598  
Email: [Charlotte.Meynell@camden.gov.uk](mailto:Charlotte.Meynell@camden.gov.uk)  
Date: 16 May 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Patalab Architects  
15 Garrett Street  
London  
EC1Y 0TY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**2 Ferdinand Street  
London  
NW1 8ER**

Proposal:

Installation of new metal staircase on rear 1st floor terrace to access existing 2nd floor roof terrace, new rear balustrades to both terraces and rooflight on 2nd floor roof.

Drawing Nos: PA1000; PA1010; PA1011; PA1012; PA1100; PA1101; PA1102;  
PA3010; PA3011 Rev. 01; PA3012 Rev. 01; PA3100; PA3101 Rev. 01; PA3102 Rev.  
01; Design and Access Statement (prepared by Patalab Architects, dated 09/02/2023);  
Planning Fire Safety Strategy (prepared by Patalab Architects, dated 09/02/2023).

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 The development hereby permitted shall be carried out in accordance with the

following approved plans: PA1000; PA1010; PA1011; PA1012; PA1100; PA1101; PA1102; PA3010; PA3011 Rev. 01; PA3012 Rev. 01; PA3100; PA3101 Rev. 01; PA3102 Rev. 01; Design and Access Statement (prepared by Patalab Architects, dated 09/02/2023); Planning Fire Safety Strategy (prepared by Patalab Architects, dated 09/02/2023).

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks to remove the existing staircase access enclosure on the main roof and install a replacement external spiral staircase on the rear first floor roof terrace to facilitate continued access to the second floor roof terrace. The new staircase would have a black painted metal finish, as would the new and replacement balustrades with a height of 1.1m which would enclose the roof terraces at both first and second floor levels. There is no planning history for the use of the main roof as a terrace; however, aerial imagery shows that the existing stair enclosure has been in situ since at least 1999 and is therefore lawful due to the passage of time.

The existing stair enclosure, clad with bitumen and 2.2m high, is of a poor and incongruous design and prominent in surrounding private views, as well as limited public views from Ferdinand Place. The proposed removal of the stair enclosure and its replacement with an external metal staircase with intricately detailed balustrades is considered to be an improvement. The proposed rooflight would not be visible in long views and is acceptable in design terms. Overall, the proposal would respect the character, appearance and setting of the host locally listed building and is considered acceptable.

The use of the flat roofs at first and second floor levels as roof terraces is existing and the proposals would not facilitate new views into neighbouring properties. The proposals would therefore not give rise to a greater loss of privacy through increased overlooking over and above the existing situation. The proposals would also not have a significant impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or light pollution through light spillage from the new rooflight.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1 and D2 of

the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer