

Application ref: 2023/4886/P
Contact: Fast Track TY
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Date: 9 February 2024

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Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

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planning@camden.gov.uk
www.camden.gov.uk/planning

Simple-Build
797 LEA BRIDGE ROAD
WALTHAMSTOW
E17 9DS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
8 Gaisford Street
London
NW5 2ED

Proposal:

Installation of platform lift in front garden to assist with access to and from the property.

Drawing Nos: Site location plan; A01 rev 1, A02 rev 1; Justification Statement from Simple-Build Consulting Engineers (project refs. 983) dated 28/12/2023; Quotation and specification details documents from Pollock Lifts (ref. LV 58685-23) received 22/06/2023.

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: Site location plan; A01 rev 1, A02 rev 1; Justification Statement from Simple-Build Consulting Engineers (project refs. 983) dated 28/12/2023; Quotation and specification details documents from Pollock Lifts (ref. LV 58685-23) received 22/06/2023.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan 2016.

Informative(s):

- 1 Reasons for granting planning permission:

The proposed works are required to allow improved access and egress into and out of the property by the applicant/occupant, who has difficulty entering and exiting the premises using existing front stairs, which lead from street level at the front, down to a lower ground floor level side entrance (Flat A).

The application submission confirms that the applicant/occupant has been assessed by an Occupational Therapist as part of a referral from the Council's Adult Social Care Team (ASCT), with due consideration under the Care Act 2014. The provision of an external platform lift has been identified by the ASCT as being necessary to help the applicant to live as independently as possible within their own home.

The proposed works involve the removal of a low concrete wall situated inside the front boundary and excavation of a small part of the lower garden area. A low concrete lower landing would be built to the right side of the existing stairs to evenly meet the lift platform level. For safety purposes, 2 low retaining walls would also be built at upper level and to the right of the lower concrete landing. A dedicated power supply and surface mounted call station would be discreetly installed and allow private use of the proposed lift.

All works would be of a minor nature, affecting only a small part of the front garden space. The proposed works would not impact adversely on a tree located in the adjacent property (at no.6) given that any works of excavation would take place on the opposite side of the front garden and would not result in any change to existing hard landscaping and side boundary wall that sit between the two properties and the area affected by the works.

While the proposal would not be in keeping with the general character and appearance of the host building by virtue of the modern and functional design and materials for the lift, the proposal is considered, on balance, to be acceptable in this instance, particularly given the relatively discreet positioning

of the lift behind a street facing boundary wall and existing green vegetation at the front of the property which would help to screen the lift and ensure that it would not be widely visible from within the public realm.

Overall therefore, the proposal is considered to have a minimal visual impact in design terms, given the scale, materials and location, and would preserve the character and appearance of the host building and wider Bartholomew Estate Conservation and Kentish Town Neighbourhood Areas, in accordance with Council policies and guidance, and is acceptable.

There are no amenity concerns to occupiers at the host property or to neighbouring residential properties given the minor nature and location of the proposed works. Consideration has also been given to the significant benefit arising to the amenity of the applicant/occupant as a result of the improvement to existing access arrangements at front of the property.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bartholomew Estate Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, C6, D1 and D2 of the Camden Local Plan 2017, policy DH2 of the Highgate Neighbourhood Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2023.

- 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) 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-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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer