

Application ref: 2024/1199/P  
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Date: 4 June 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Ms Helen Burrows  
Flat B 59 Oseney Crescent  
London  
NW5 2BE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat B**  
**59 Oseney Crescent**  
**London**  
**NW5 2BE**

Proposal:

Erection of external staircase and access walkway to rear of first floor flat and installation of a new dividing garden wall with trellis above.

Drawing Nos: 01; HB 02; Floor plan; Location plan; Arboricultural Report dated 14th March 2023 and Design and Access Statement dated March 2024.

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: 01; HB 02; Floor plan; Location plan; Arboricultural Report dated 14th March 2023 and Design and Access Statement dated March 2024.

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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the hereby approved Arboricultural Method Statement and Tree Protection Plan. The protection shall then remain in place for the duration of works on site and recommendations made in the method statement followed, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the installation of a new door and external staircase to the rear of the closet wing to provide garden access for the upper ground floor flat. The existing garden would be split between the ground and upper-ground floor flat and it is proposed to install a dividing fence/wall.

The principle of the new door and external metal staircase in this location is considered acceptable. The design, scale and materials would be similar to the access staircases to the neighbouring property at 57 Oseney Crescent. The proposal would provide approximately, 55sqm of external amenity space for the 3Bed flat and retain 32sqm of private outside space for the one bedroom ground floor flat which is an improvement to the standard of accommodation of the flat that previously had no garden space.

No objection is raised for the installation of a new door to provide access from the back of the first floor side return the proposed door would be partially glazed door constructed in timber material. The subdivision of the garden is considered acceptable with a boundary treatment of a height consistent with that at number 57 Oseney Crescent. The proposed dividing boundary wall would measure approx. 1.1m in height with 0.6m of privacy trellis above and would be similar to the brickwork used in the construction of the host building. Overall the design of the garden treatment is considered acceptable in terms of

design and appearance.

The proposal would not harm the character and appearance of the host building and conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the platform and staircase are intended to provide access only and would not be used as a sitting out area, the proposal would not impact on the amenity of adjoining neighbours in terms of loss of privacy, outlook or light. The platform would be situated above an existing window on the rear of the closet wing. The window would also look out onto the new fencing at a distance of approx 3m. The window serves a bathroom and therefore the daylight and outlook impact is acceptable.

The removal of the two small trees is acceptable and would avoid an adverse impact on the character and appearance of the area. The Tree officer confirmed that the tree protection measures proposed for the trees to be retained is adequate to protect them during the implementation of the proposed works. A condition is attached requiring the proposal to be installed in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

No objections and two supporting representations have been received prior to making this decision. The site's planning history of the site was taken into account in coming to this decision.

As such, the proposed development 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 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.


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 2023.

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