

Application ref: 2024/0759/P  
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Date: 20 June 2024

**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)

Simple-Build  
797 Lea Bridge Road  
London  
E17 9DS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**10 Hilgrove Road**  
**London**  
**NW6 4TN**

Proposal:

Installation of an outdoor stair lift to front elevation.

Drawing Nos: A01; A02; Letter prepared by Simple Build Ltd., 2/08/2023

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:

A01, A02

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 application seeks the installation of an outdoor stairlift to be located on the side passage stairs to provide step-free access to the lower ground floor flat. The lift is required to allow access and egress to and from the property by the occupier who has mobility issues. The lift apparatus would be situated to the east side of the steps.

While the apparatus would have some visual impact on the to the host building and street, the proposed lift would be a very minor structure and have a limited visibility from beyond the site, owing to its setback from the front boundary and set below from street level. The chair itself which is the main element of the apparatus, is a very modest structure and the lift does not include a platform or other larger elements such as an enclosure.

The benefits to the occupiers in terms of health and well-being are a material consideration as the lift would allow improve access for a person with mobility issues.

On balance, the limited harm to the character and appearance of the host building and street setting is outweighed by the significant benefit to the occupier with mobility issues.

Given its modest scale and siting within, the lift is not considered to cause harm to the neighbouring residential occupiers in terms of loss of light, privacy or outlook, and is not considered to generate noise that would cause significant disturbance.

No objections have been received as the result of consultation, prior to making this decision. The site's planning history was considered in the determination of this decision.

As such, the proposed development is in general accordance with policies A1, C6, and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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.
- 3 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.

- 4 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).

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 be 'DRP', is written over a faint circular stamp.

Daniel Pope  
Chief Planning Officer