

Application ref: 2024/1608/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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

Dinu Architects  
6 Quilter Street  
London  
E2 7BT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 4-5**  
**4 Camden Square**  
**London**  
**NW1 9UY**

Proposal:

External alterations comprising demolition of front approach pavement to create step-free access, with a platform lift and ramp.

Drawing Nos:

Site location plan, CQ/PA/002 Rev B, CQ/PA/003 Rev B, CQ/PA/004 Rev B,  
CQ/PA/005 Rev B, CQ/PA/012 Rev B, CQ/PA/013 Rev B, Ramp Study - Two step,  
Blue badge photo, Front Photo.

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, CQ/PA/002 Rev B, CQ/PA/003 Rev B, CQ/PA/004 Rev B, CQ/PA/005 Rev B, CQ/PA/012 Rev B, CQ/PA/013 Rev B, Ramp Study - Two step, Blue badge photo, Front Photo.

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.

- 4 This permission is personal to Mr Christopher Osborn and shall endure for the period of their occupation only. On Mr Christopher Osborn vacating the premises, the external lift and apparatus shall be removed and the steps/lightwell repaired and made good.

Reason: In recognition of the special circumstances of the occupier and to accord with policies C6, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The external platform lift apparatus and supporting structures hereby permitted is for a temporary period only and shall be removed when no longer required by the occupier named in condition 4.

Reason: The type of structure is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application seeks the installation of a wheelchair platform lift within the front lightwell to allow for step-free level 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 is a wheelchair user. The proposed platform lift would be accessed via an amended front ramp, with the existing ramp to be replaced with one which increases the existing floor level slightly. An additional two steps will be added to create a better step-free access from the site boundary to the front door which would be in accordance with building regulations. A handrail will also be provided on both sides of the staircase. These alterations would be acceptable.

The platform lift would be setback almost 9m from the front boundary wall, and be constructed of a clear glass box with a grey/chrome finish. Given its distance from the front boundary and subtle materiality, it will not be prominent within the streetscene and would not detract from the appearance of the host building.

A condition has been included to ensure the removal of the apparatus/lift when it is no longer required; repair of the lightwell/steps has been included as a condition as well. The benefits to the occupiers in terms of health and well-being are a material consideration as the lift would allow unassisted access and egress for a wheelchair user.

On balance, the limited harm to the character and appearance of the conservation area is outweighed by the significant benefit to the disabled occupier. The proposal would be acceptable in this instance with a condition that it is for the purposes of the current occupier as a named person on the decision.

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.

Special regard has been attached to the desirability of preserving or enhancing 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.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Also having due regard to the Public Sector Equality Duty, the proposal would also have a clear and positive impact on those experiencing barriers to accessibility, including disabled people, those with young children, and older people.

As such, the proposed development is in general accordance with policies A1, C6, 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.

- 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 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



Daniel Pope  
Chief Planning Officer