

Application ref: 2025/1182/P  
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Date: 7 May 2025

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

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

Ashby Building Surveyors  
4 Castle Gate  
Castle Street  
Hertford  
SG14 1HD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**28 Chalcot Square**  
**London**  
**NW1 8YA**

Proposal:  
Demolition of existing ground floor front entrance steps/landings and re-forming to allow the addition of a stair lift to the stepped entrance.

Drawing Nos: Site Location Plan; Design and Access Statement; Heritage Statement;  
Drawings numbered: 638 D 360; 638 D 635; 639 D 631; 638 E 620; 638 E 621; 638  
GA 611; 638 GA 610; 638 GA 613; 638 GA 612

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; Design and Access Statement; Heritage Statement;  
Drawings numbered: 638 D 360; 638 D 635; 639 D 631; 638 E 620; 638 E 621;  
638 GA 611; 638 GA 610; 638 GA 613; 638 GA 612

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 The stair lifts and associated works hereby approved shall be removed, and all external surfaces made good in materials that resemble, as closely as possible, the colour and texture of the previously approved external surfaces within three months of the current beneficiary ceasing to occupy the premises- including the removal of a rail between Number 28 and the neighbouring entrance and the steps aligned to match the historic arrangement; the Council having been informed in writing.

Reason: To safeguard the special architectural and historic interest of the heritage asset and the character and appearance of the conservation area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 Reasons for granting consent:

Site and Significance

28 Chalcot Square is a GII listed terraced house of the 1850s. All the houses in the square are listed at GII and Number 28 falls under the group listing of the east side (Numbers 20-28). The significance of the site includes its architectural design and materials, planform, evidential value as a mid-C19th terraced house, its group value with the other houses in the square, and its positive contribution to the character and appearance of the Primrose Hill Conservation Area.

Proposals

Installation of stair lift to front steps and stair lift internally from entrance hall level to basement level. To provide improved access to the ground and lower ground floors of this property to aid access for a disabled person who will reside on the lower ground and ground floors. A letter from a General Practitioner of medicine has been submitted as part of the proposals setting out the special circumstances of the beneficiary of the proposed works.

Alterations include: demolition of existing ground floor front entrance steps/landings and re-forming in a consistent design to allow the addition of a temporary external stair lift to the stepped entrance, installing an additional railing section to provide fall protection with no. 27, adding a temporary stair lift internally between ground and lower ground floors and layout alterations to the lower ground floor to allow for ease of movement.

#### Public Consultation

The proposals have been advertised by site and press notices and the CAAC has been consulted.

The following responses were received:

Neighbour Response (summarised): The drawing also shows a proposed metal panel between no.28 and my house at no.27 which is restricting and unnecessary. Please confirm the steps and other works will be reinstated to match neighbours when no longer required.

CAAC Response (summarised): We would expect to object strongly to the changes proposed here to a Listed Building but accept that the special personal circumstances justify a different approach. We would not object to a personal consent, requiring the works presently proposed to be reversed when no longer required.

#### Impact of Proposals on Significance

The principal considerations material to the determination of this application are: the design and impact of the proposal on the special architectural and historic interest of the Grade II listed building, its setting and significance, and on the character and appearance of the wider Conservation Area.

The proposed works are required to allow improved access and egress into and out of the property by the applicant/occupant.

Local Plan Policy D1 (Design) aims to ensure that all developments are of the highest standard of design and respect the character, setting, form and scale of neighbouring buildings, its contribution to the public realm, and its impact on wider views and vistas.

Local Plan Policy D2 (Heritage) states that the Council will require that developments preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. This is supported by the Primrose Hill Conservation Area appraisal and management strategy (adopted October 2007).

Additionally, Policy D2 states that the Council will resist proposals for alterations to a listed building that would cause harm to the special architectural and historic interest of the building, or to the significance of a listed building through an effect on its setting.

Camden Planning Guidance (CPG) Home Improvements generally advises on some basic principles for alterations to a residential property, including the need to respect and be complementary to the original character of the existing building; to ensure that the space is usable and accessible to people with varying abilities; and to ensure that alterations are safe and secure. 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 stairs at the front of the property.

The original intention was to accommodate a lift in the lightwell which may have allowed for less, or less constant, visual intrusion to the public realm. However, the shape and configuration of the lightwell is very irregular and it appears a lift could not be fitted within it.

Local Plan Policy C6 (Access for all) and CPG Access for all (March 2019) both recognise that for listed buildings and other heritage assets, the Council will need to balance the requirement to provide access with the interests of conservation and preservation. They also recognise that measures to facilitate dignified and easy access to and within listed buildings can often be sensitively incorporated without damage to the buildings special architectural or historic interest.

Turning to the assessment, the principal consideration material to the determination of the application is the impact of the proposal on the Grade II listed building and its features of special architectural or historic interest. In this regard, it is firstly noted that all proposed works would be reversible. The existing steps have been covered in modern tiles and consent has recently been granted for a more sympathetic design of step to be reinstated. The form of stair lift proposed alteration to the form of the steps, but the proposed arrangement is relatively minor in terms of the alteration to appearance which it would cause. Providing the fixing etc and the provision and connection of the power source is not considered to cause harm to historic fabric and both of the stair lifts and the associated works would be a reversible alteration in terms of impact on fabric.

The rail/rod is supplied for Building Regulations. There is a 230mm drop between the step height of no. 28 and the lower step height of no. 27. If a rail is installed the preference is for one which replicates the Victorian cast iron rail already existing to the lightwell side, and this is what has been applied for.

A condition has been attached requiring the stair lifts to be removed and the affected areas made good when the lifts are no longer required. The proposed stair lift would not be sympathetic to the general historic character and appearance of the host building by reason of its modern and functional design and materials. It would be visually intrusive, certainly in terms of the subject listed building but also in terms of the setting of its neighbours within the square and the general public realm surrounding the front of the house (all of which is within the conservation area). It is considered that the proposals would cause harm to the special architectural and historic interest of the building, and harm to the setting of neighbouring listed buildings, and harm to the character and appearance of the conservation area (failure to preserve or enhance).

However, given the balance of evidence submitted with the application, the fact that the proposals are providing the only means necessary of providing access to a permanent resident of the premises and are delivering that access to the minimum extent of the property, it is considered that the reversible harm which would be caused by the proposals is balanced by the public benefit of allowing the beneficiary to remain living with his family in a dignified and relatively independent manner. The internal works needed to achieve access are not considered to cause any harm to historic fabric as they are connected to a new staircase. They would cause less than substantial harm to the character of the basement stair and the entrance hall, but to a reversible degree.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and the listed building.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The planning history of the site has been taken into account when coming to this decision.

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 2024

- 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.

## 5 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is a Householder application.

### ++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with

biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

- The application is a Householder Application.
- It is for development of a “Biodiversity Gain Site”.
- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

## 6 Biodiversity Net Gain (BNG) Informative (2/2):

### + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

### ++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

### ++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 above the printed name and title.

Daniel Pope  
Chief Planning Officer