

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/09/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		30/08/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2012/2008/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 2 66-68 Crediton Hill London NW6 1HR				Refer to draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of external staircase to rear elevation from upper ground floor to garden level of dwelling flat (Class C3).							
<b>Recommendation(s):</b>		Grant					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	24	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Press notice published from 09/08/2012 to 30/08/2012. Site notice displayed from 03/08/2012 to 24/08/2012.  No response.					
<b>CAAC/Local groups* comments:</b> *Please Specify		West End Green CAAC: No response.					

## Site Description

The application site relates to a 2-storey semidetached property divided into flats. It is located on the east side of Crediton Hill, within the West End Green Conservation Area. The site is not listed.

## Relevant History

8703015: pp granted for change of use and works of conversion to form seven self-contained flats including excavation to form a basement floor and erection of a four storey extension (both at the rear) and erection of an extension on roof terrace at rear second floor level. 10/12/1987

## Relevant policies

### NPPF

#### LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS17 Making Camden a safer place

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

**Camden Planning Guidance 2011: 1 (design) & 6 (amenity)**

**West End Green Conservation Area Appraisal**

## Assessment

Planning permission is sought for the erection of a metal staircase at the rear of the property to provide direct access from upper ground floor level to the rear garden at lower ground floor level. The proposed staircase would be linked to an existing rear balcony and would match its railings and handrail.

The main planning issues to consider are the impact of the proposal on the character and appearance of the existing building and the area generally and the impact of the proposal on the amenity of neighbouring properties.

The proposed new staircase would be made of sympathetic materials and design and it is not considered to adversely affect the appearance of the building. Therefore, no objections are raised on design and conservation terms.

No significant impact is expected on the amenity of neighbouring properties given that there is a high fence between the application site and the neighbouring property to the north.

The proposal broadly complies with LDF policies and planning guidance and therefore approval is recommended.

**Recommendation:** Grant

### Disclaimer

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