

Delegated Report		Analysis sheet		Expiry Date:		08/07/2014	
		N/A / attached		Consultation Expiry Date:		03/06/2014	
Officer				Application Number(s)			
Emily Marriott-Brittan				2014/3072/P			
Application Address				Drawing Numbers			
44-46 Mill Lane London NW1 9RP				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations to front access ramp from Mill Lane							
Recommendation(s):		Grant Full Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		48 Mill Lane: Raised issue in relation to the type of tiles being used for the access ramp. The current tiles are slippery when wet from the rain. Officer response: The agent confirmed that the applicant is proposing a concrete finish with rough edging to reduce the instance of slipping during varying weather conditions.					
CAAC/Local groups* comments: *Please Specify		None: not in CA.					

Site Description

The application site is an end of terrace property located on the south side of Mill Lane and the corner of Ravenshaw Street. The site has an existing access ramp to the ground floor units. The site is not located within a conservation area nor is it a listed building.

Relevant History

2005/0147/P - Conversion of 4 x self-contained flats/maisonettes into 6 x self-contained flats incorporating a partial change of use from ancillary retail (Class A1) to residential (Class C3) at rear ground and basement levels, the erection of rear extensions at basement, ground and first levels, and excavation of a front basement light well with galvanised grill at No.46 Mill Lane (**GRANTED 21/12/2005**).

2005/5072/P - Installation of access ramp and associated railings, plus new steps to provide disabled access to the existing retail shop (**GRANTED 15/02/2006**).

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013 CPG1 (design) CPG2 (amenity)

Assessment

Proposal

Application for alterations to front access ramp from Mill Lane.

The existing front access ramp was built a number of years ago and due to the ground level slope on Ravenshaw Street, the steps were not constructed suitably and as a result pedestrians are having problems using the steps. The new steps provide equal risers and treads to reduce the likelihood of anyone falling.

The proposed alterations are minor and are welcomed in terms of provision of disabled access. The design and materials of the new access ramp are considered to be acceptable in relation to the existing front façade of the building and the ramp now also allows for suitable stair access. The proposed graded approach does not raise any issues in relation to accessibility and complies with CPG 6 'access for all'.

No impact on the amenity of neighbouring properties is expected from the proposal.

Recommendation: Grant. Full Planning Permission.