

Mr Andrew Rogers
ARa Architects
Paper Mews Place,
290-292 High Street,
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RH4 1QT

Application Ref: **2015/1733/P**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

17 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
9 St Alban's Road
London
NW5 1RG

Proposal:
Installation of external stair lift from driveway providing wheelchair access to lower ground level with associated works to path and steps. Installation of external lift to the rear between lower and upper ground levels with associated alterations to windows. Installation of new door and alterations to window at side elevation.

Drawing Nos: 1109/10; 1109/11; 1109/12; 1109/24; 1109/25; 1109/26; 1109/27.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 This permission is personal to Mrs Kay Sprecher during her occupation of the property and shall not enure for the benefit of the land. On Mrs Sprecher's vacating the premises the lift structure shall be removed, the upper and lower ground floor doors shown on drawing 1109/11 shall be reinstated to match the size, design and fenestration pattern, the affected areas shall be made good to



match the adjacent work in respect of materials, detailed execution and finished appearance.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 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).

- 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans :

1109/10; 1109/11; 1109/12; 1109/24; 1109/25; 1109/26; 1109/27.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 The proposed works involves the erection of an external lift from lower ground to ground floor along with associated alterations.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed lift is located at the rear of the house and positioned carefully and

discreetly so as not to be visible from the public realm or adjoining properties.

In this regard no harm is considered to be caused to the character and appearance of the Dartmouth Park Conservation of which it forms a part. The lift would not affect the privacy or outlook of the subject house or adjoining properties.

No objections were received prior to making this decision.

However the work would result in some harm the special interest of the grade II listed building. The level of harm caused would be to the appreciation of one of the principal rooms at ground floor level and disruption to the window opening at lower ground floor level. The harm is considered to be less than substantial. However the harm has been given considerable weight and importance. Paragraph 134 requires the harm to be balanced against the public benefit.

In this instance the lift would allow the disabled owner/occupier of the house to remain in her family and retain a good quality of life. This is considered to be considerable importance and benefit. Moreover the owners have agreed to a personal condition which would require the lift to be removed when it is no longer needed or the current owners vacate the property. In this regard the work would be entirely reversible and would only impact the special interest of the grade II listed building for a limited period of time compared with the overall age and long term future of the property. In this regard it is considered that the special circumstances of the owners; the reversibility of the works; and the personal condition would outweigh the limited harm outlined above.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment