

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

Application Ref: **2015/2207/L**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

17 August 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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. Internal alterations to accommodate disabled bathroom facilities. Grade II Listed.

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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed



Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

Informative(s):

- 1 The proposed works involves the erection of an external lift from lower round 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 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.

Policy Dp25(f) of the LDF development plan states that consent will only be granted for alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building. In this regard the application would not comply with policy DP25. However for the reasons outlined above the scheme is considered to result in important benefit to the owner which outweigh the harm caused in this instance.

No objections were received prior to making this decision

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment