

Mr Fred London  
John Thompson and Partners  
23-25 Great Sutton Street  
London  
EC1V 0DN

Application Ref: **2015/4321/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

19 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**18 Goldhurst Terrace**  
**London**  
**NW6 3HU**

Proposal:  
Installation of external staircase to rear of building from garden level to first floor level and replacement of an existing window with a door to access new staircase

Drawing Nos: 00917B Rev P01; 00917B\_001 Rev P01; 00917B\_002 Rev P01

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 materials to be used for the development shall be as detailed in the application hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 00917B Rev P01; 00917B\_001 Rev P01; 00917B\_002 Rev P01.

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

#### Informative(s):

- 1 Reasons for granting permission

The proposed staircase would be sited at the rear of the host building where it would not be visible in the public realm. The structure would be of a functional, utilitarian design which befits its purpose. On balance, it is considered that the proposed staircase would respect and preserve the original design of the host building and the historic pattern and established townscape of the surrounding area.

The enlargement of the window opening to create a doorway is also considered to be acceptable because the works would not detract from an established pattern of fenestration at the building and the opening would retain the same width.

The proposed works would affect the appearance of the rear of the host building; however, the structure is relatively simple in design terms and it would allow the occupants of the upper flat to access the garden.

The proposal would not cause unacceptable loss of amenity to neighbouring or nearby residential properties. The uppermost landing level would be sited directly above an upper ground floor window at the lower flat, which serves a bathroom. The spiral section of the staircase would be sited in front of the aforementioned window and the lowest section would be sited in front of a lower ground floor window at the lower flat. On the basis that the windows in question do not serve habitable rooms and they feature obscure /stained glass, the impact in terms of loss of daylight/sunlight or loss of outlook is considered to be acceptable. The staircase would be visible from the windows if they were open, but the structure would not abut the host building; instead it extends outwards from the building.

The main purpose of the staircase is to gain access to the garden and therefore given its spiral design, it is not considered that it would be used other than for access and overlooking into the lower flat is unlikely to be a significant issue. Any

noise resulting from the use of the staircase is also likely to be acceptable.

Neighbouring occupiers were consulted on the application. Two objections have been received prior to making this decision which have been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 2 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).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

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

Ed Watson  
Director of Culture & Environment