

Michael Eagle  
23 Huntley's Park  
Turnbridge Well  
TN4 9TD

Application Ref: **2015/5386/P**  
Please ask for: **Jagdish Akhaja**  
Telephone: 020 7974 **4899**

23 November 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**4th Floor**  
**76 Neal Street**  
**London**  
**WC2H 9PL**

Proposal:  
Installation of a lift overrun and 0.9m high metal safety handrail at 5th floor roof level.  
Drawing Nos: MSE/NS/P01a, MSE/NS/P02a, MSE/NS/P03a

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 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 policy 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: MSE/NS/P01a, MSE/NS/P02a, MSE/NS/P03a

Reason:

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

- 4 The roof shall be used for maintenance and repair purposes only.

Reason: In order to safeguard the amenity of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.  
Planning permission is sought for the installation of a lift overrun and installation of metal safety handrail measuring 0.9m high at roof level. The lift overrun will allow internal lift access to the 4th floor residential flat. The metal safety handrail will be used for maintenance and safety purposes only. Given the height of the building and the narrowness of Neal Street the lift overrun and handrail would not be visible from the street and would not therefore be harmful to the character or appearance of the conservation area. Due to its size and central location within the roof the lift overrun would not have an adverse impact on the amenity of neighbouring properties in terms of light, outlook or privacy. A condition would be attached to the permission to ensure that the enclosed roof area would not be used as a roof terrace by the residential flats.

Comments received in relation to the application have been taken into consideration when coming to this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under 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 March 2015, consolidated with alterations since 2011; and the provisions of paragraphs 14, 17 and 56-66 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



Ed Watson  
Director of Culture & Environment