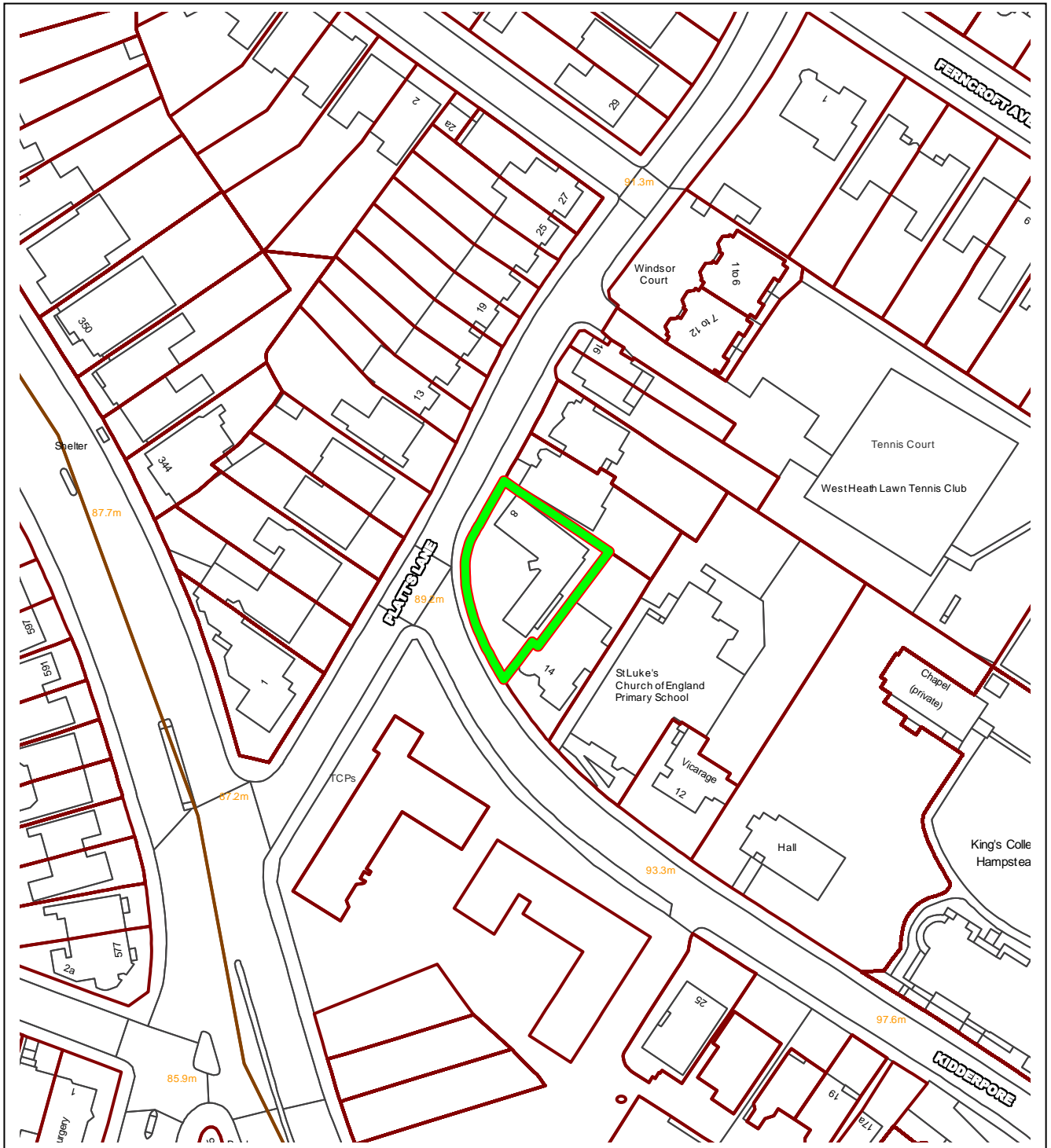


# 2015/4271/L – Site plan



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Site photos – Flat 4, Annesley Lodge, 8 Platt's Lane



Front elevation



Proposed location of stair lift



View looking down the external stair case





<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>26/11/2015</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		29/10/2015	
<b>Officer</b>				<b>Application Number(s)</b>			
Fiona Davies				2015/4270/P and 2015/4271/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 4, Annesley Lodge Platt's Lane London NW3 7NR				See draft decision notices			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
<p>(i) Installation of seated stair-lift to outdoor metal staircase at side of building from ground to first floor level</p> <p>(ii) Installation of seated stair-lift to outdoor metal staircase at side of building from ground to first floor level</p>							
<b>Recommendation(s):</b>		<p>(i) Grant Conditional Permission</p> <p>(ii) Grant listed building consent</p>					
<b>Application Type:</b>		<p><b>Full Planning Permission</b></p> <p><b>Listed Building Consent</b></p>					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	09	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	9 letters were sent to occupiers of adjoining and nearby properties however no objections were received from surrounding properties.					
CAAC/Local groups* comments: *Please Specify	<p>The Heath and Hampstead Society object to the proposal on the following grounds:</p> <ul style="list-style-type: none"> <li>Annesley Lodge by Charles Voysey is arguably the most important listed building in Hampstead, one of the few Grade II* listed buildings in the area</li> </ul> <p><b>Officer comment</b>  <i>The application building is Grade II* listed and of significant heritage value. Thus Historic England is a statutory consultee who has been consulted on the application proposal. Historic England have provided authorisation to the Council to determine the application in line with its own policies.</i></p> <ul style="list-style-type: none"> <li>That the building is one of the borough's most precious houses and that anything that would alter it even in the smallest way, justifies intense scrutiny</li> </ul> <p><b>Officer comment</b>  The applications have been assessed fully against national and local policies and a balanced judgement has been taken on the proposal (see section 3 of the assessment section of the report)</p> <ul style="list-style-type: none"> <li>Concern that only a verbal description of the proposed stair lift has been provided with no drawings and thus the application must be refused on the grounds that an assessment on its impact on the house is not possible</li> </ul> <ul style="list-style-type: none"> <li><b>Officer comment</b>  <i>It is acknowledged that the quality of the submitted drawings is poor. However further manufacturer's details and drawings have been provided by the applicant since this objection was received from the Heath and Hampstead Society. This together with a site visit to the property was considered to be sufficiently adequate to make a full assessment of the proposal.</i></li> </ul>					



## Site Description

The application site is a Grade II\* listed detached house, converted to flats in 1983. Dating from 1895-6, the application building was designed by CFA Voysey for his father, the Rev Charles Voysey.

The Redington and Frogna Conservation Area Statement notes that 8 Platt's Lane, Annesley Lodge, is possibly the Conservation Area's most architecturally influential building. It goes further to note that Cherry and Pevsner (renowned architectural historians) described the building as the best Voysey House in London. The house is L-shaped in plan with a front door in the inner angle and features typical Voysey sloping buttresses and a white roughcast with stone dressings.

The site is one of three Grade II\* listed properties in the Redington/Frogna Conservation Area.

## Relevant History

**2014/5322/L** - Installation of new windows, rooflight and an external door within existing rear ground floor extension granted 09/10/2014

**2014/5339/P** - Installation of new windows, rooflight and an external door within existing rear ground floor extension granted 09/10/2014

**3281/R3** - Alteration including conversion to four self-contained flats and addition of 9 dormer windows to the south and east elevations granted 12/12/1983

**36638** - Change of use including works of conversion and the addition of 9 dormer windows on the south and east elevations granted 12/12/1983

**8400272** – Council's own approval of details - Submission of details of dormer windows treatment of boiler flue outlet and garden and parking layout pursuant to conditions 1 & 4 of the planning permission and listed building consent dated 12th December 1983, granted 11/04/1984

**8470046** – Approval of details (listed building) - Submission of details of dormer windows treatment of boiler flue outlet and garden and parking layout pursuant to conditions 1 & 4 of the planning permission and listed building consent dated 12th December 1983 (HB3281(R3)) as shown on drawing Nos.332/3/12 332/4/1 granted 11/04/1984

**9470203** - Internal alterations to form new door openings and change kitchen to dining room and dining room to Kitchen (Plans submitted) – listed building consent – application withdrawn.

**CTP/E7/21/C/HB/3281/** - Alteration including conversion to four self-contained flats and addition of 9 dormer windows to the south and east elevations, application for listed building consent granted 12/12/1983

## Relevant policies

### National Planning Policy Framework 2012

### London Plan 2015, consolidated with amendments since 2011

### LDF Core Strategy and Development Policies

#### Core Strategy

CS5 (Managing the impact of growth and development)

CS6 (Promoting quality homes)

CS16 (Improving Camden's health and well-being)

CS14 (Promoting high quality places and conserving our heritage)

#### Development Policies

DP2 (Making full use of Camden's capacity for housing)

DP6 (Lifetime Homes and Wheelchair Housing)  
DP24 (Securing high quality design)  
DP25 (Conserving Camden's heritage)  
DP26 (Managing the impact of development on occupiers and neighbours)  
DP29 (Improving access)

## **Supplementary Planning Guidance**

Redington Froggnal Conservation Area Statement (Jan 2003)

## **Camden Planning Guidance**

CPG1 (Design) 2015  
CPG6 (Amenity) 2011

## **Assessment**

### **1.0 Proposal**

1.1 The applicant seeks planning permission for the following:

- Installation of seated stair-lift to outdoor metal staircase at side of building to improve accessibility to first/second-floor flat.

### **2.0 Issues**

2.1 The main planning considerations in the assessment of this application are:

- Impact on the historic fabric of the listed building and surrounding conservation area
- Access
- Amenity

### **3.0 Heritage and impact on Grade II\* Listed Building and Conservation Area**

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

3.2 Special regard has also been attached to the desirability of preserving the Grade II\* listed building and its features of special architectural or historical interest and the Conservation Area under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

3.3 Permission is sought for the installation of an external Stannah stair lift from ground level to Flat 4 at the first floor level in order to improve accessibility for the elderly resident to the maisonette at first and second floors.

3.4 It is considered that the Stannah stair lift will be out of character with the design, special interest and historic character of the Grade II\* host building however it is considered that the minor scale of alteration, its less prominent position to the side of the property and set back from the main road, its

reversibility and the significant benefit it will provide the occupiers of the property outweigh this negligible degree of harm.

## **Access**

3.5 In this instance the stair lift would enable the occupier of the host property to remain in their family home and retain a good quality of life. This is considered to be of considerable importance and benefit in accordance with Policy DP29 (Improving access) which seeks to ensure that housing to support the needs of people with mobility difficulties is provided. 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 works 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.

## **4.0 Amenity**

The proposed stairlift would not have an adverse impact on the amenity of neighbouring occupiers and would be considered acceptable.

## **5.0 Recommendation**

4.1 It is acknowledged that the proposed stairlift will be out of character with the design and special interest of the listed building. However, on balance, the weight given to providing improved access for the current elderly occupiers of the dwelling in accordance with DP29 (Improving Access) would outweigh the limited harm to the listed building given the modest scale of the works, and its reversible nature. The proposed development would not be considered detrimental to the buildings special character and architectural interest and would not cause detrimental harm to the wider Redington and Fognal Conservation Area in line with Policies DP24 and DP25.

**Recommendation:** Grant conditional permission and conditional listed building consent.

### **DISCLAIMER**

Decision route to be decided by nominated members on Monday 25<sup>th</sup> January 2015. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.

Jonathan Bloom  
Yvonne Bloom  
Flat 4, Annesley Lodge  
Platt's Lane  
London  
NW3 7NR

Application Ref: **2015/4270/P**  
Please ask for: **Fiona Davies**  
Telephone: 020 7974 **4034**

21 January 2016

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**Flat 4  
Annesley Lodge  
Platt's Lane  
London  
NW3 7NR**

# DECISION

#### Proposal:

Installation of seated stair-lift to outdoor metal staircase at side of building from ground to first floor level.

Drawing Nos: First floor plan (existing), Location plan, South East Rear Elevation (existing), 320-q670611, Heritage & Design and Access Statement dated 1 Oct 2015, Outdoor Stannah Brochure, Straight Stairs Model 320: Dimensions and Technical Information, 3103017 Rev C, PL 3201009 Rev A, Stannah General Installation Instructions

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.

Director of Culture & Environment



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:

First floor plan (existing), Location plan, South East Rear Elevation (existing), 320-q670611, Heritage & Design and Access Statement dated 1 Oct 2015, Outdoor Stannah Brochure, Straight Stairs Model 320: Dimensions and Technical Information, 3103017 Rev C, PL 3201009 Rev A, Stannah General Installation Instructions

Reason:

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

- 4 This permission is granted on a personal basis only for Mr Victor Bloom and shall endure for the period of their occupation only. On Mr Victor Bloom vacating the premises, the structure hereby permitted shall be removed in its entirety.

Reason: The Council recognises the special circumstances of the applicant but is not prepared to approve this type of structure, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to 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.

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 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

Director of Culture & Environment

**DRAFT**

**DECISION**

Dr Theodora Bloom  
Flat 4, Annesley Lodge  
8 Platt's Lane  
London  
NW3 7NR

Application Ref: **2015/4271/L**  
Please ask for: **Fiona Davies**  
Telephone: 020 7974 **4034**

21 January 2016

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**Flat 4  
Annesley Lodge  
8 Platt's Lane  
London  
NW3 7NR**

# DECISION

#### Proposal:

Installation of seated stair-lift to outdoor metal staircase at side of building from ground to first floor

Drawing Nos: First floor plan (existing), Location plan, South East Rear Elevation (existing), 320-q670611, Heritage & Design and Access Statement dated 1 Oct 2015, Outdoor Stannah Brochure, Straight Stairs Model 320: Dimensions and Technical Information, 3103017 Rev C, PL 3201009 Rev A, Stannah General Installation Instructions

The Council has considered your application and decided to grant 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.

Director of Culture & Environment



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The access stairlift hereby permitted shall be removed in its entirety after it is no longer required to provide disabled access with the fabric of the building made good to match the adjacent work in respect of materials, detailed execution and finished appearance.

Reason: The permanent retention of the structure would be contrary to 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.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

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.

- 4 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Culture & Environment