

Mr Kampanat Atichatpong  
design-NA Architects  
70 Cowcross Street  
London  
EC1M 6EJ

Application Ref: **2016/1495/P**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

14 July 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**Upper Terrace Lodge**  
**4 Upper Terrace**  
**London**  
**NW3 6RH**

Proposal:  
Insertion of emergency escape stair from basement levels connecting to existing lower ground floor lightwell, insertion of new door at lower ground floor level and minor increase to basement.

Drawing Nos: HR WALLINGFORD BIA SCREENING STATEMENT DATED 23RD JUNE 2016; d-NA UTP 01 100 p0; 09UTR 01 000 p0.

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 if in CA] 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

HR WALLINGFORD BIA SCREENING STATEMENT DATED 23RD JUNE 2016;  
d-NA UTP 01 100 p0.

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule.

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 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.
- 3 Reasons for granting permission:

The proposal seeks permission to enlarge the basement plan approved on the 23rd July 2013 (ref: 2014/2894/P). The enlarged basement would include a new

emergency escape stair. The new stair allows escape from the plant room and basement levels. This new stair connects to an existing lower ground lightwell not visible from above ground.

The building and adjoining terrace is grade II listed and within the Hampstead Conservation Area. Special regard has been attached to the desirability of preserving the special interest of the listed building and preserving and enhancing the character and appearance of the Hampstead 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.

The site's planning history was taken into account when coming to this decision. A site notice and press notice were posted, but no consultation responses were received.

#### Basement

The applicant has provided a screening opinion which states that there will only be a negligible impact from the amended basement over and above that approved in 2013. Based on the limited increase in the size of the basement and the comments set out in the screening statement there is no need to progress the BIA beyond the screening stage.

#### Setting of listed building

The proposal would not harm the setting of the listed building or listed terrace group. The works would not be visible above ground except for an access door to the existing front lightwell to allow for an emergency escape stair from the basement. The structural changes would be negligible compared with the approved scheme. As such the impact and appreciation of the enlarged basement would not harm the setting of the listed building or adjoining listed terrace.

#### Impact on the Hampstead Conservation Area

The works will not be visible from above ground and would not harm the character and appearance of the conservation area.

#### Amenity

Owing to the minor nature of the proposal there will be no adverse amenity impacts on neighbouring occupiers as anticipated as a result of the proposed amendments to the already approved scheme.

As such, the proposal is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24; DP25; DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

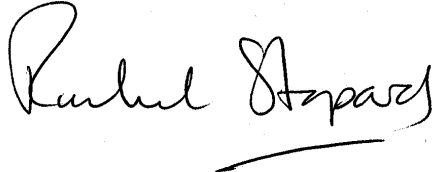
The proposed development also accords with policy 3.5; 5.3 and 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Executive Director Supporting Communities