

Alison Houghton  
Absolute Detail Ltd  
Orchard House  
Fern Lane  
Little Marlow  
SL7 3SD

Application Ref: **2016/5468/P**  
Please ask for: **Helaina Farthing**  
Telephone: 020 7974 **3303**

29 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**1 Provost Road**  
**London**  
**NW3 4ST**

Proposal:

Erection of spiral staircase to the rear elevation and bin store to front elevation.

Drawing Nos: 160901-001.1; 160901-001.2; 160901-001.3; 160901-001.4; 160901-002.1; 160901-002.2; 160901-002.3; 160901-003.1; 160901-003.2; 160901-004.1 REV B; 160901-004.2 REV B; 160901-004.3 REV B; 160901-005.2 REV B; 160901-005.3 REV B; 160901-009 REV B; 160901-0010.1 REV B; 160901-0010.2 REV B; 160901-0010.3 REV B; 160901-0010.4 REV B; 160901-0012.1 REV B; 160901-0012.2 REV B; 160901-0012.3 REV B; 160901-0012.4 REV B; 160901-0013.1 REV B; 160901-0013.2 REV B; Design and Access Statement (prepared by Absolute Detail LTD, dated 2016); Heritage Statement REV A (prepared by Absolute Detail LTC, dated 2016).

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 160901-001.1; 160901-001.2; 160901-001.3; 160901-001.4; 160901-002.1; 160901-002.2; 160901-002.3; 160901-003.1; 160901-003.2; 160901-004.1 REV B; 160901-004.2 REV B; 160901-004.3 REV B; 160901-005.2 REV B; 160901-005.3 REV B; 160901-009 REV B; 160901-0010.1 REV B; 160901-0010.2 REV B; 160901-0010.3 REV B; 160901-0010.4 REV B; 160901-0012.1 REV B; 160901-0012.2 REV B; 160901-0012.3 REV B; 160901-0012.4 REV B; 160901-0013.1 REV B; 160901-0013.2 REV B; Design and Access Statement (prepared by Absolute Detail LTD, dated 2016); Heritage Statement REV A (prepared by Absolute Detail LTC, dated 2016).

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

#### Informative(s):

- 1 Reasons for granting permission.

The application has been amended since the original submission to remove the balcony and create a reduced landing and staircase, which is considered to be of a more appropriate scale and design. Along the terrace both no.3 and no. 4 have spiral staircases, which were granted planning permission in 1985 and 1993 respectively. The proposed landing/spiral staircase is similar to those existing at no. 3 and no. 4 in terms of scale and design and is considered to be consistent with the surrounding area. The stair case is not viewed to detract from the character and appearance of the listed terrace and as such considered acceptable in design.

The erection of the proposed landing/staircase is not considered to impact adversely on the amenity of adjoining properties given the size of the proposed landing and its function to enable access to the ground floor from the first floor level. There would be minimal harm to the amenity of any adjoining residential occupiers in terms of loss of privacy from any overlooking generated.

The erection of a bin store to be positioned to the front of the property is not considered to impact adversely on the character of the wider conservation area nor

the special interest of the listed building. The bin store would be positioned behind a 1.8m hedge and will therefore not be visible from the public realm. Due to their position and surroundings, the proposed stores would have minimal impact on the amenities of neighbours.

One comment has been raised by the Eton CAAC with regards to reducing the size of the existing dormers all other elements of the scheme considered to be acceptable. However as the proposal did not involve any works to the dormers it was not considered reasonable to require this reduction. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

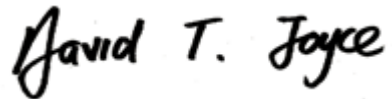
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities