

Mr Alistair Downie
38 Belsize Grove
London
NW3 4TR

Application Ref: **2016/6546/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

17 February 2017

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
36 New End Square
London
NW3 1LS

Proposal:
Creation of new door for fire escape purposes to rear of studios
Drawing Nos: 1693.00, 1693.01, 1693.02, 1693.03, 1693.04, 1693.10, Design & Access
Statement

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 development hereby permitted shall be carried out in accordance with the



following approved plans: 1693.00, 1693.01, 1693.02, 1693.03, 1693.04, 1693.10, Design & Access Statement

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

- 3 The access door hereby approved shall only be used as an emergency escape route from the building, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy CS5 of the London Borough of Camden Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reasons for granting permission. [Delegated]

This application is for the installation of a new door for fire escape purposes on the rear elevation of the building. The site is located at 36 New End Square and contains a 2 storey former industrial building which is now in use as artists' studios. The site is located within the Hampstead Conservation Area.

The proposed new doorway would be positioned on the northern end of the rear elevation and would provide an emergency escape route onto adjacent land (26 New End Square). The proposed door would be a hardwood door painted to match the adjacent brick.

The proposed door would have a satisfactory design and appearance. Considering the location of the doorway in a concealed location to the rear of the building it would not harm the visual appearance of the building or conservation area. The development would also not harm the amenity of nearby residents as it would be an emergency exit only.

No objections have been received to this application and the sites planning history was 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 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.

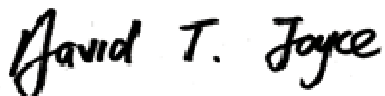
- 4 The Council's Building Control team have advised that in order to comply with the Building and Fire Regulations the emergency exit will need to be kept clear and unobstructed which may require agreements and management arrangements with landowners and freeholders.

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



David Joyce
Executive Director Supporting Communities