

Application ref: 2018/1696/P  
Contact: Josh Lawlor  
Tel: 020 7974  
Date: 21 September 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

PPM Planning Limited  
185 Casewick Road  
West Norwood  
London  
SE270TA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Former 59-61 Leighton Road  
London  
NW5 2QH**

Proposal:

Alterations to external staircase between the blocks (retrospective)

Drawing Nos: T-1-482-101\_REV\_B, T-1-482-102\_REV\_B, T-1-482-103\_REV\_B, P/14-1\_REV\_C,

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 shall be carried out in accordance with the following approved plans- T-1-482-101\_REV\_B, T-1-482-102\_REV\_B, T-1-482-103\_REV\_B, P/14-1\_REV\_C, Location Plan

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

- 2 The staircase must be completed and finished in accordance with the annotations shown on plan P/14-1\_REV\_C hereby approved and the staircase shall be entirely painted graphite black. These works shall be completed within 2 months of the date of this decision notice.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to ensure the staircase is safe and accessible, in accordance with the requirements of policies C5, C6 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The alterations to the existing staircase are part completed and there are a number of design and building regulation issues which the application seeks to resolve in order to make the staircase safe and attractive.

The altered access staircase is considered appropriate in principle in terms of design, materials, height and location between these 2 residential blocks of flats. It will not harm the character and appearance of the host buildings and the streetscene.

The staircase treads and railings will be painted graphite black which will improve the current appearance of the staircase. The revised plan shows that the existing stair treads are to be re-fitted as necessary to ensure consistent riser heights throughout. All existing electrical cabling to bottom of stair case is to be re-installed within proprietary steel conduits. Stainless steel vertical posts fixed to the stringer to ensure the staircase is safe to use.

A condition is attached to require the completion of the staircase in accordance with the annotated plan and its repainting in black within 2 months of the date of this decision notice.

Due to the nature of the proposal, there would be no harm to the amenity of residential occupiers in terms of the loss of light, outlook or privacy.

Four objections were received relating to the staircase being unfinished and non-compliant with building regulations. Two objectors agreed to withdraw their objections following advice that the approval would be conditioned so as to resolve the building control and design issues. These objections and the site's planning history were taken into account when reaching this decision.

As such, the proposal is in general accordance with policies C5, C6, D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2018

- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

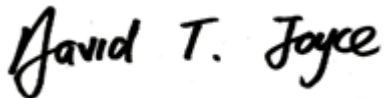
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 You are advised in relation to condition 2 above that, if the works hereby approved are not completed within 2 months time, then the Council may initiate enforcement proceedings to secure compliance.

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  
Director of Regeneration and Planning