

Application ref: 2018/4090/P  
Contact: David Fowler  
Tel: 020 7974 2123  
Date: 5 November 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Tibbalds Planning and Urban Design  
19 Maltings Place  
169 Tower Bridge Road  
London  
SE1 3JB

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Former 32-33 Liddell Road  
London  
NW6 2EW**

Proposal:

Installation of an external permanently fixed stair to the northern elevation between the nursery roof and the first floor flat roof.

Drawing Nos: MLA/403/P3/032, MLA/403/P3/131, MLA/403/P3/132, MLA/403/P3/330, MLA/403/P3/331, ZARGES Single-section fixed ladder systems up to a height of 10 m galvanised steel Basic information (manufacturer's specification), Specification for KEEGUARD ROOF EDGE GUARDRAIL SYSTEM.

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

MLA/403/P3/032, MLA/403/P3/131, MLA/403/P3/132, MLA/403/P3/330, MLA/403/P3/331, ZARGES Single-section fixed ladder systems up to a height of 10 m galvanised steel Basic information (manufacturer's specification), Specification for KEEGUARD ROOF EDGE GUARDRAIL SYSTEM.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed external stair is required for access to the roof for maintenance of existing roof top plant and equipment.

The stair would be located on a rear elevation, facing the railway, and would therefore have little visual impact. The proposed stair would therefore not impact on the character of the building or the area.

There are no amenity considerations given there are no residential properties in close proximity to the proposed site of the stair.

No objections were received following public consultation. The Fortune Green & West Hampstead Neighbourhood Development Forum raised no objections to the proposal. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, Policy H2 of the Fortune Green & West Hampstead Neighbourhood Development Plan, the London Plan 2016, and the National Planning Policy Framework 2018.

- 2 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).
- 3 Noise from demolition and construction works is subject to control under the

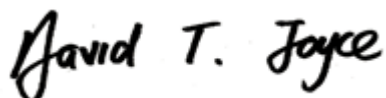
Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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