

Application ref: 2018/5178/P  
Contact: Laura Hazelton  
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Date: 14 January 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Ascendit Lifts Ltd  
4c Gatwick Metro Centre  
Balcombe Road  
Horley  
RH6 9GA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat B 4 Croftdown Road**  
**London**  
**NW5 1EH**

Proposal: Installation of an external stairlift to the steps at the front of the property.

Drawing Nos: Front elevation drawing dated 31/08/2018, site location plan dated 24/10/2018 and floor plan received by LPA on 19/11/2018.

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: Front elevation drawing dated 31/08/2018, site location plan dated 24/10/2018 and floor plan received by LPA on 19/11/2018.

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

- 3 The stairlift hereby approved shall be removed as soon as reasonably practicable when no longer required.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposals involve the installation of one external stairlift to the front steps of the property to provide step-free access from street level to the front door. The works are required to allow access and egress from the property by the disabled occupant.

The stairlift would be fairly discreet in terms of its size and would not require alterations to the existing steps or removal of any architectural features. A railing would be fixed to the top of the steps, on which the lift would move from the upper to lower levels. The seat could be folded when not in use to minimise its appearance. However, given the design, materials and appearance of the stairlift, it would not be in keeping with the character of the host building and as such, would result in less than substantial harm to the character and appearance of this part of the Dartmouth Park conservation area. However, given the temporary nature of the development (a condition will be imposed to secure the removal of the stairlift as soon as it is no longer required) and the improvements to the access arrangements for the disabled occupant, the proposals are considered acceptable on balance.

Given the location and small size of the proposed stairlift, it would not harm neighbouring amenity by way of loss of outlook, privacy or daylight.

No comments have been received prior to the determination of the application. The planning history of the site has been 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 Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, C6, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with 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).

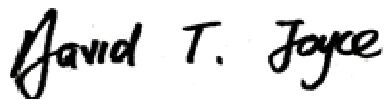
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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