

Application ref: 2018/6050/P  
Contact: Matthias Gentet  
Tel: 020 7974 5961  
Date: 7 March 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Metcalfe Briggs Surveyors  
1 Woodview  
Langdon Hills  
Basildon  
SS16 6TZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**75 York Way**  
**London**  
**N7 9QF**

Proposal:

Installation of external step lift to the front entrance, lowering the existing front pathway by 70mm to be level with the public footpath, and widening of the existing garden entrance by 700mm within front boundary wall to dwelling (Class C3).

Drawing Nos: Design Access Statement (Revised 28/02/2019); NGL788424 - Site Location Plan; 10867/01; 10867/02A (28/02/2019).

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 and D2 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: Design Access Statement (Revised 28/02/2019); NGL788424 - Site Location Plan; 10867/01; 10867/02A (28/02/2019).

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposal is seeking permission to install an external disable access platform lift that has been requested by the Council's Occupational Therapist to provide easy access in and out of the property for the disable tenant currently residing at the site address. This would also include the laying of a new concrete base underneath the platform lift, levelled with the pavement, and the widening of the existing garden entrance by 700mm to allow access to the rest of the front area for maintenance purposes.

The installation would occupy the area of the garden that would normally provide the free and direct access from the street to the front door. As such, it was originally proposed to create a second garden entrance to the left of the front garden. This, however, was considered to be unacceptable as it would disrupt the mostly rhythmic pattern of the boundary treatment within York Way which consist of a single point of access to the gardens, and located in line with the front doors. A revision was therefore requested to address the design concerns. As a result, it was agreed to widen the existing access. This would provide free access to the front area to allow maintenance to take place when required. It would also enable the retention of the single point of access.

On balance, the need for such installation outweigh any detrimental impact the presence of a platform lift would have on the character and appearance of the host property, the conservation area and the streetscape, and the proposal is therefore considered to be acceptable in terms of its size, scale, design, materials to be used and location.

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 2013.

As such, the proposed development is in general accordance with policies A1, C6, D1 & D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the Draft London Plan 2018 (As Applicable); and the

National Planning Policy Framework 2019.

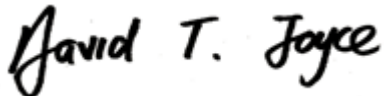
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 2019.

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