

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	22/01/2018
		N/A		<b>Consultation Expiry Date:</b>	25/02/2019
<b>Officer</b>			<b>Application Number(s)</b>		
Ben Farrant			2018/5928/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Land adjacent to 58 Mornington Terrace London NW1 7RU			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Installation of external staircase leading from ground level to track level, with associated insertion of access door to side elevation of existing track access building.					
<b>Recommendation(s):</b>		Prior Approval Required - Approval Given			
<b>Application Type:</b>		GPDO Prior Approval under Part 18 of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO).			
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Summary of consultation responses:</b>		N/A			
<b>CAAC/Local groups comments:</b>		N/A			

## Site Description

The application relates to a single storey track access building and adjacent railway line, located on the south-western side of Mornington Terrace.

The site is not located within a conservation area nor are there any listed building adjacent to the site.

## Relevant History

No relevant planning history.

## Relevant policies

Schedule 2, Part 18, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

## Assessment

Prior approval is sought for the erection of an external staircase from street to track level, with an access door in the southern elevation of the existing track access building. The external staircase would be formed in steel and would be obscured from Mornington Terrace due to the existing high level brick wall.

The proposed development constitutes 'permitted development' under Part 18, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO). This requires the developer to apply to the local planning authority for a determination as to whether 'prior approval' will be required for the proposed access. The GPDO provides that prior approval is not to be refused, nor are conditions to be imposed, unless the Local Planning Authority is satisfied that:

(a) the development (other than the provision of or works carried out to a dam) ought to be and could reasonably be carried out elsewhere on the land; or

(b) the design or external appearance of any building, bridge, aqueduct, pier or dam would injure the amenity of the neighbourhood and is reasonably capable of modification to avoid such injury.

It is considered that the access, directly adjacent to the access track building, sited discreetly behind an existing high level boundary wall, is an appropriate location for the external staircase. The Local Planning Authority is satisfied that the proposal could not be reasonably carried out elsewhere on the land, nor would the proposal result in harm to the amenities of the neighbourhood. As such, the proposal is considered to satisfy the requirements as outlined under Part 18, Class A of the GPDO.

The Transport Planner has reviewed the proposed development and raises no objections.

It is therefore recommended that prior approval is granted.

**Recommendation: Prior Approval Required - Approval Given**