

Application ref: 2019/0481/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 25 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
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1 Arrowe Court
162 Clarence Road
LONDON
E5 8DT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
11 Acton Street
London
WC1X 9LX

Proposal:

Installation of an external access stair from rear terrace to garden level and alterations to rear garden landscaping.

Drawing Nos: MW-1140-101 REVP1, MW-1140-102 REVP1, MW-1140-105 REVP1, MW-1140-110 REVP1, MW-1140-120 REVP1, MW-1140-130 REVP1, MW-1140-205 REVP2, MW-1140-210 REVP2, MW-1140-211 REVP2, MW-1140-220 REVP2, MW-1140-230 REVP2, MW-1140-240 REVP1, 1910-01 REVA1, 1910-02 REVA1, 1910-03 REVA1, Design and Access/ Heritage Statement commissioned by Martin Walton Architect & Design dated March 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 MW-1140-101 REVP1, MW-1140-102 REVP1, MW-1140-105 REVP1, MW-1140-110 REVP1, MW-1140-120 REVP1, MW-1140-130 REVP1, MW-1140-205 REVP2, MW-1140-210 REVP2, MW-1140-211 REVP2, MW-1140-220 REVP2, MW-1140-230 REVP2, MW-1140-240 REVP1, 1910-01 REVA1, 1910-02 REVA1, 1910-03 REVA1, Design and Access/ Heritage Statement commissioned by Martin Walton Architect & Design dated March 2019.

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the installation of an external staircase from the existing ground floor terrace that would lead to the lower ground floor garden; the proposed external staircase would be located along the side (east) elevation with number 9 Acton Street.

The proposal has been appropriately designed and would be constructed using metal and painted black to match the material and colour of the external stairs within the terrace such as those at no's 9, 13, 15 and 17 Acton Street. Whilst, the addition is located within the Bloomsbury Conservation Area the proposed alteration to the rear would not result in harm to the character, appearance or historic interest of this area, particularly given the existing additions to properties in the locality, its position to the rear of the property and the discrete nature of the addition. The proposed development is considered to be of a modest scale, proportionate, is of a sympathetic design, appropriate siting and is therefore considered acceptable.

It is proposed to reconfigure the rear garden with new hard and soft landscaping arrangement that would allow better use of the garden. A new patio arrangement is proposed with low retaining wall whilst extending the rear garden lawn. The new paving stones and the materials would be sympathetic to the host building. The Council's Conservation Officer has advised that the details and specification of the materials of the staircase and landscaping details are considered acceptable and would achieve a high quality of landscaping that would contribute to the visual amenity and character of the area.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the siting of the external staircase and the use of the ground floor as an existing terrace that allows mutual overlooking, the proposed addition would not unduly impact on the residential amenities of neighbouring occupants and is considered that the proposal would be in general compliance with policy A1 of the Local Plan.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2, of the Camden Local Plan 2017. The proposed development also accords the London Plan 2016 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, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer