

Application ref: 2019/2584/P
Contact: Charles Thuaire
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Date: 30 October 2019

Development Management
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Orcadian Planning
20 St Andrew Street
London
EC4A 3AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

The Water House
Millfield Lane
London
N6 6HQ

Proposal:

Installation of a new platform lift and associated alteration to the footpath, side fences and entrance gates to Fitzroy Park.

Drawing Nos: 17007- P001A, 002B, 003A, 004A, 005B, 006B, 007C, 008B, 008A-A, 009D; Stannah LL900 platform lift drawings

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 boundaries, 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 policies 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- 17007- P001A, 002B, 003A, 004A, 005B, 006B, 007C, 008B, 008A-A, 009D; Stannah LL900 platform lift drawings.

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

Informative(s):

- 1 Reasons for granting permission.

The external platform lift is proposed to enable the client to independently use the Fitzroy Park pedestrian entrance by wheelchair as it is currently only accessible via steep steps. This is welcome as it will improve accessibility to the dwelling and its garden from both its site entrances. The metal lift structure is a small utilitarian feature which will be hidden from view behind existing fencing and will have no impact on the surrounding landscape. Similarly the new relocated timber bin store enclosure is hidden and considered acceptable.

The side timber fencing will be replaced and raised in height alongside the footpath so that the new lift is hidden from view from neighbouring gardens. This fencing and the replacement gates on Fitzroy Park will match the overall height, design and materials of existing timber gates and fences here. The proposed downlighter on the gate is discreet and matches other similar light fittings on neighbouring properties. The boundary gates and fences will retain the rural character of the streetscene of this private road and indeed the new gate replacing a currently dilapidated one will enhance the townscape.

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.

The proposals are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Two objections from local groups have been received and subsequently withdrawn, following revision of the entrance design to Fitzroy Park and omission of the proposed boundary alterations to Millfield Lane. 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 C6, A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope
Chief Planning Officer