

Application ref: 2019/5972/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Date: 16 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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ASB Architects
215 Somatra House West End Lane
West Hampstead
London
NW6 1XJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
36 Steele's Road
London
NW3 4RG

Proposal: Retiling of front path and external staircase; installation of LED lighting on front external staircase and installation of new rear spiral staircase.

Drawing Nos: 40 Rev B & 42 Rev C

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 40 Rev B & 42 Rev C

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

- 4 The LED lighting, hereby approved, shall only be active at night, be limited to a maximum brightness of 800 cd/m, be motion controlled, and remain on for a maximum of 20 seconds when activated.

Reason: To safeguard the amenities of the adjoining premises and the area and preserve the character and appearance of the heritage asset in accordance with the requirements of policies D1, D2 and A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

The property is Grade II listed and used for student courses and student accommodation. It is proposed to upgrade the means of escape at the rear of the property with the introduction of a new set of period style spiral stairs between the upper ground floor and first floor linked to the existing set between the lower ground and upper ground floors. The proposal also includes the installation of LED lighting along the front staircase and the re-laying of tiles to match existing to the front path, steps and landing area to the main entrance at upper ground floor level.

The Council's Senior Conservation Officer reviewed the proposal and considered it acceptable. The retiling of the front steps would be like-for-like. The rear of the house has already been altered with metal decks and staircases, so the extension of the spiral staircase is considered to preserve the property's character and appearance. The proposed LED lighting would be inactive during the daytime and motion controlled at night to limit the time they are active. They would be set to remain on for a maximum of 20 seconds when activated and the brightness would be restricted to 800 cd/m to further limit the potential impact to the character and appearance of the building and to the residential amenity of neighbouring occupiers.

The proposal would involve no notable increase in bulk and mass, no change in use, no change in circulation or afford any new views. As such, it is not considered there would be any unacceptably detrimental impacts on neighbouring amenity.

No objections were received following statutory consultation. One comment of support was received requesting that any plants and trees impacted by the proposal are recycled and reused elsewhere within the borough rather than destroyed.

The proposal would not involve any changes to the existing trees or soft landscaping in this instance so there would be no opportunity or need for the reuse or recycling of plants. The planning history of the site and surrounding area were taken into account when coming to this decision.

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

Special regard has also been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 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.
- 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.
- 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.

- 5 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).

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', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer