

Application ref: 2020/3435/P
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Date: 23 September 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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planning@camden.gov.uk
www.camden.gov.uk/planning

Dr Thomas Whittaker
William Goodenough House
Mecklenburgh Square
London
WC1N 2AN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
360 Finchley Road
London
NW3 7AJ

Proposal:
Alterations to front access to create ramped wheelchair access and 2x additional entrances to the front boundary wall

Drawing Nos: 001-B, Block Plan, Site Plan, Photos received 23/09/20.

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 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 001-B, Block Plan, Site Plan, Photos received 23/09/20.

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

Informative(s):

- 1 Reasons for granting permission.

The front wall is of red brick with a short pillar with coping stone on either side of each of the street entrances. The application form states that the steps would have a bull-nose profile (rounded front edge) similar to that at the neighbouring property. The steps would be of Portland stone which would suit the character of the host building. The ramp would have a resin-bonded surface (to enhance grip) and be coloured to match the colour of the steps. Overall the ramp and associated alteration to the front boundary wall are relatively minor and would not harm the appearance of the building or street scene.

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

The submitted drawings would have a split 1:9 and a 1:7.4 incline. Part M standards require a minimum 1:20 gradient, however Section 0, part 0.2 of the Part M regulations sets stipulations for when part M standards should apply: 'The recommendations of this volume of this approved document apply to newly erected dwellings, and dwellings undergoing material alteration, only. They do not apply to the extension of a dwelling'. The proposed gradient is the shallowest gradient that is achievable on the site due to the space constraints. The gradient is a safe gradient for the applicant's wheelchair and there are no other individuals in the property using the ramp for access. This is an alteration to an existing dwelling, therefore the works fall under the above exemptions and do not have an obligation to comply with part M.

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, C6 and D1 of the 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 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 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.

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
Director of Economy, Regeneration and Investment