

Application ref: 2020/2085/P
Contact: Ben Farrant
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

AS Studio Ltd
2 Magdalen Mews
London
NW3 5HB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat Basement And Ground Floor
30 Upper Park Road
London
NW3 2UT

Proposal: Installation of staircase and access with associated balustrade from upper ground to rear garden level.

Drawing Nos: 2030(PLA)001, 2030(PLA)002, 2030(PLA)100, 2030(PLA)101, 2030(PLA)110Rev.A, 2030(PLA)111Rev.A, 2030(PLA)200, 2030(PLA)201, 2030(PLA)210Rev.A, & 2030(PLA)211Rev.A.

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 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: 2030(PLA)001, 2030(PLA)002, 2030(PLA)100, 2030(PLA)101, 2030(PLA)110Rev.A, 2030(PLA)111Rev.A, 2030(PLA)200, 2030(PLA)201, 2030(PLA)210Rev.A, & 2030(PLA)211Rev.A.

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

- 4 Notwithstanding the details shown on the plans hereby approved, full details of the privacy screen facing towards no.28 shall be submitted to and approved in writing by the local planning authority prior to the first use of the external staircase. The screen shall be fully implemented prior to the first use of the staircase hereby approved. The screen shall thereafter be retained in perpetuity.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site is the upper and lower ground floor duplex at no. 30 Upper Park Road. The host building is a three storey (plus lower ground), semi-detached villa on the eastern side of the road, dating from the late 1800s / early 1900s. The site is within the Parkhill Conservation Area and nos. 6-36 (even) are identified within the Conservation Area Appraisal and Management Strategy (July 2011) as making a positive contribution to the conservation area. The site is not a listed building, nor are there any within the vicinity.

The property has previously received consent to erect a two storey side extension at ground and lower ground floor levels (ref: 2019/2971/P dated 02/09/2019) - the application has been implemented with works having commenced on site. The property also benefits from a single storey lower ground rear extension with a balcony above. This application seeks to install an external staircase from this external ground floor balcony to the lower ground level garden.

The application originally proposed a walkway across the roof with a spiral staircase to garden level. The proposal has been amended following officer concern that the design was bulky and had the potential to increase overlooking to neighbours. The proposal now runs alongside the rear extension, reducing both it's bulk and the impact on overlooking. The staircase has a simple design, being discreetly sited alongside the single storey rear

extension. It would be finished with black metal railings to complement the property and existing balcony. It is considered that the amended proposal would be of an appropriate siting, scale, design and material finish, and would not result in harm to the character or appearance of the host property and wider conservation area. As such, the proposal is considered to be acceptable in design terms.

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 (ERR) 2013.

The proposal would not unduly impact on the daylight/sunlight to neighbouring properties, nor would it result in additional levels of noise or vibration harming neighbouring amenities. Given the distance of the stairs from no.32 (and existing presence of the balcony), it would not unduly impact on the privacy of this neighbour. However, the staircase could give rise to overlooking towards no. 28. The plans include an optional privacy trellis; it is considered that this would be appropriate in order to overcome any overlooking impacts. Details of this shall be achieved by condition. Subject to this attached condition, the proposal is considered not to unduly harm neighbouring amenity.

2 objections were received on the grounds of overlooking towards the garden of no.28. Following subsequent receipt of amendments (reducing the prominence of the staircase), and subject to details of a privacy screen being secured by the attached condition, the proposal is considered not to result in undue harm to the privacy of the occupiers of no.28. The Belsize Society raised concerns with the original design, but withdrew their objection following the receipt of amendments and subject to the installation of a privacy screen (achieved by condition).

The planning history of the application site was considered prior to this determination.

As such, the proposed development is in general accordance with policies: A1, D1 and D2 of the London Borough of Camden Local Plan 2017, the London Plan 2016, The Intend to Publish London Plan 2019, and the 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 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).

- 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Director of Economy, Regeneration and Investment