

Application ref: 2020/4036/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE

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Pelican Architecture & Design  
192D Campden Hill Road  
Notting Hill  
London  
W8 7TH

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat A**  
**86 Hillfield Road**  
**London**  
**NW6 1QA**

Proposal: Installation of a rear external staircase from ground to lower ground level and alterations to fenestrations on rear and side elevations.

Drawing Nos: 7308/-01 Rev B, 7308/-02 Rev B, 7308/-03 Rev B, 7308/-04 Rev B,  
Design and Access Statement and Location Plan

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:

Drawing Nos: 7308/-01 Rev B, 7308/-02 Rev B, 7308/-03 Rev B, 7308/-04 Rev B, Design and Access Statement and Location Plan

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

- 4 A 1.7 metre high timber privacy screen shall be erected prior to commencement of use of the external staircase and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The application site contains a three-storey terraced building which has been converted into residential flats. It is not within a Conservation Area nor contains a listed building. The proposal includes the installation of an external staircase to allow access from ground to lower ground level rear garden and alterations to fenestration on the rear and side elevations.

The proposed staircase would be installed on the rear elevation with a small landing at ground floor level with steps leading down to the lower ground level garden. The entire staircase would be made of metal and painted black and would have railings on the landing and along the steps. Given its rear location, the staircase would not be observable from the streetscene. By virtue of its design, material and minor-scale of works, it is considered to be subordinate to the host building and acceptable. It is observed that there are some examples of rear external staircase (e.g. No. 60 Hillfield Road) along the terrace and the proposal is not out of keeping with the locality.

The existing lower ground double door on the on the three-storey closet wing would be replaced by a double glazed timber window with brick infill to match existing whilst the rear ground floor sash window would be replaced by timber framed double glazed doors which would lead out to the landing of the new staircase. The size of the existing ground floor side window on the closet wing would be reduced and the lower ground side window would be replaced by a timber framed double glazed door. By virtue of its design, material, minor-scale and rear location of the proposed fenestration alterations, it is considered to be in keeping with the character of the host building and acceptable.

A 1.7m high timber privacy screen would be installed on the eastern side of the landing of the staircase. This has been secured by condition in order to mitigate the impact of overlooking of the adjacent No. 88 Hillfield Road. By virtue of the nature, scale and location of the proposed development, it is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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.

Daniel Pope  
Chief Planning Officer