

Application ref: 2021/1412/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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Mr Anthony Dolman  
78A Browning Road  
Enfield  
EN2 0EJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**36 Gaisford Street**  
**London**  
**NW5 2ED**

Proposal:  
Installation of a wheelchair platform lift to the front entrance steps.  
Drawing Nos: CM/21328/T, CM/21328/ELE, (119321) 001, 002, 012, 021, 101, 111, 121

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 : CM/21328/T, CM/21328/ELE, (119321) 001, 002, 012, 021, 101, 111, 121

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

- 4 This permission is personal to Patrick Callaghan and shall endure for the period of their occupation only. On Patrick Callaghan vacating the premises, the external lift and apparatus shall be removed and the steps repaired and made good.

Reason: In recognition of the special circumstances of the occupier and to accord with policies C6, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The external lift apparatus and supporting structures hereby permitted is for a temporary period only and shall be removed when no longer required by the occupier named in condition 4.

Reason: The type of structure is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The application seeks the installation of a wheelchair platform lift to be located on the front steps to provide step-free access to the upper floor maisonette. The lift is required to allow access and egress to and from the property by the occupier who is a wheelchair user. The lift apparatus would be situated to west side of the steps and there is an existing hand rail to the east side. The proposed lift would be accessed via the existing gate.

The apparatus would be mounted to stanchions to provide support to the lift which would involve a minor intervention by anchoring into the fabric of the existing stone steps. A condition to ensure the removal of the apparatus when it is no longer required and repair of the stone steps has also been included as a condition to this decision. While the apparatus would have some visual impact on the entrance to the host building and street, the proposed lift would remain in a closed position when not in use. The benefits to the occupiers in terms of health and well-being are a material consideration as the lift would allow unassisted access and egress for a wheelchair user. On balance, the limited harm to the character and appearance of the conservation area as a heritage asset is outweighed by the significant benefit to the disabled occupier. The proposal would be acceptable in this instance with a condition that it is for

the purposes of the current occupier as a named person on the decision.

Given its modest scale and siting within, the lift is not considered to cause harm to the neighbouring residential occupiers in terms of loss of light, privacy or outlook, and is not considered to generate noise that would cause significant disturbance.

No objections have been received as the result of consultation, prior to making this decision. The site's planning history was considered in the determination of this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, C6, D1 and D2 of the London Borough of Camden Local Plan 2017 and policy DH3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the policies of the London Plan 2021 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 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.

- 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, 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

A handwritten signature in black ink, appearing to read 'DP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer