

Application ref: 2020/5544/P
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Date: 17 May 2021

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
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Dr Conor Nagle
13 Carlingford Road
London
NW3RY
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
13 Carlingford Road
London
NW3 1RY

Proposal: Installation of electric stairlift to front steps.

Drawing Nos: Site Location Plan, Stairlift Specification, Existing Floor Plan, Proposed Floor Plan

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: Site Location Plan, Stairlift Specification, Existing Floor Plan, Proposed Floor Plan,

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

- 4 The stairlift hereby approved shall be removed as soon as reasonably practicable when no longer required.

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.

Informatives:

- 1 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).
- 2 Reasons for granting permission.

The proposal involves the installation of one external stairlift to the front steps of the property to provide step-free access from street level to the upper ground floor front door. The works are required to allow access and egress to and from the property by the disabled occupant.

The front forecourts and entry steps throughout the terrace grouping and Carlingford Road remain well-preserved and unimpaired by development. The proposed stairlift would be relatively discreet in terms of its size and design. It would consist of a single metal rail and chair mounted directly on to the forecourt steps without requiring alterations to the existing steps or removal of any architectural features and would be a reversible alteration. The proposal would cause some minor harm to the appearance of the building, although the architectural composition and detailing of the front elevation would remain unimpaired, so the impact would be limited and would not result in harm to the character and appearance of the Hampstead Conservation Area. Condition 4 requires the stairlift to be removed once the need no longer exists, in order to re-instate the more harmonious appearance of the front steps.

Given its modest scale and siting within the forecourt of the subject property, the stairlift would not obstruct light or outlook to any neighbouring habitable windows and would not generate enough noise to cause any significant disturbance to neighbouring residents.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has 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 C6, D1, D2 and A1 of the Camden Local Plan 2017, Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018 and the London Plan 2021 and National Planning Policy Framework.

- 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) 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



Daniel Pope
Chief Planning Officer