

Application ref: 2021/4390/P
Contact: Tony Young
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Date: 6 April 2022

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Mrs Irina Berger
Flat 2
92 Goldhurst Terrace
London
NW6 3HS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2

92 Goldhurst Terrace

London

NW6 3HS

Proposal:

Installation of external stairlift to front entrance stairs.

Drawing Nos: (2187-)P01, P02, P03; 320-Q2736181; Product Specification (Outdoor Stairlift) from Stannah dated 01/01/2020.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: (2187-)P01, P02, P03; 320-Q2736181; Product

Specification (Outdoor Stairlift) from Stannah dated 01/01/2020.

Reason:

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

- 3 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.

- 4 The stairlift hereby approved shall be removed (and the staircase made good in materials that resemble, as closely as possible, the colour and texture of the existing external surfaces) 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.

Informative(s):

- 1 Reasons for granting planning permission:

The proposed external stairlift would be positioned inside an existing low entrance wall on the left-hand side of the front entrance stairs (when facing the property from the street). The lift would be attached to a rail which would be fixed to the stairs by means of a number of support legs.

The works are required to allow access and egress to and from the property by the occupant, who has difficulty entering and exiting the premises. A key switch facility is provided which enables the stairlift to be immobilised when not in use by the applicant.

The forecourts and front entry steps throughout the terrace grouping and streetscene remain well-preserved and unimpaired by development and the proposal would not be in keeping with the character and appearance of the host building or streetscene. As such, the proposal would result in less than substantial harm to the character and appearance of this part of the South Hampstead Conservation Area.

However, given the temporary nature of the development (a condition will be imposed to secure the removal of the stairlift as soon as it is no longer required) and the improvement to the access arrangement for the occupant, the proposal is considered, on balance, to be acceptable in this instance.

There are no amenity concerns to occupiers at the host property nor neighbouring properties given the minor nature of these works at the front of the property.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, C6, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 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) 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 2021.

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