



Date: 21/04/2022
Our ref: 2022/0996/PRE
Contact: Obote Hope
Direct line: 020 7974 2555
Email: obote.hope@camden.gov.uk

Planning Solutions Team
Planning and Regeneration
Culture & Environment
Directorate
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

Dear Charles Doe,

Re: 12 Egbert Street, NW3 2YH,

www.camden.gov.uk/planning

Thank you for submitting a pre-planning application enquiry for the above property which was received on 10/03/2021 and a payment of £460.00 was received on the 14/03/2021.

Development Description

Pre-application advice is being sought for the installation of a rear spiral stair at the rear to provide access from the ground floor directly to the garden at lower ground floor level. I can respond to the enquiry as follows:

Assessment

Design and appearance:

- The principle of the rear spiral staircase is supported. The proposal is a modest visual improvement to the straight stair previously granted consent at the neighbouring property at no 14 Egbert Street. The proposal is not considered to form a visually obtrusive feature nor have a harmful effect on the host building.
- Officers consider the spiral staircase as proposed acceptable in terms of design and appearance and the proposal would not detract from the design and appearance of the host building;

Impact on conservation area:

- Overall, the principle of the spiral staircase as proposed is considered acceptable provided that the staircase is constructed in steel and painted black. The proposal would be in keeping with the established pattern of development and is considered to preserve the character and appearance of the surrounding conservation area.

Impact on neighbours:

- The submitted document lacks contextual elevation drawing to form an informed decision, However, given the proposal's siting in relation to neighbouring habitable windows and lightweight design, it is not considered likely that the proposal would be harmful in terms of loss of privacy and overlooking. There is no significant concern that the proposal would have a detrimental impact in terms of loss of daylight/sunlight nor would the rear staircase result in overshadowing.

Please see Appendix 1 for supplementary information and relevant policies.

Thank you for using Camden's pre-application advice service; I trust this is of assistance in progressing your proposal.

Please Note: This document represents an initial informal officer view of your proposal based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the London Borough of Camden.

Yours sincerely,

Obote Hope

Planning Officer
Planning Solutions Team

Appendix 1:

Relevant History:

- 2014/5248/P – planning permission for erection of mansard roof extension with two front dormer windows, one rear dormer window and rooflight; and the erection of a 2 storey rear infill glazed extension at lower ground and ground floor level. **Granted** 03/11/2014.
- 36802 – planning permission for alterations to the window openings at front basement level and rear ground floor level and the provision of double doors at rear basement level. **Granted** 20/10/1983.

Relevant policies and guidance:

National Planning Policy Framework 2021

The London Plan March 2021

Camden Local Plan 2017

- A1 - Managing the impact of development
- D1 - Design
- D2 – Heritage

Camden Planning Guidance

- CPG Design (2021)
- CPG Home Improvement (2021)
- CPG Amenity (2021)

Primrose Hill Conservation Area Statement (2000)

