

Application ref: 2022/1304/P
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Date: 26 July 2022

Development Management
Regeneration and Planning
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**30 St Mark's Crescent
London
Camden
NW1 7TU**

Proposal:

Installation of external stair between the rear upper ground level terrace and lower garden area

Drawing Nos: Site Location Plan 12001 PL00 001, 12001 PL00 099, 12001 PL00 010, 12001 PL00 102, 12001 PL00 101, 12001 PL00 100, 12001 PL00 103, 12001 PL00 201, 12001 PL00 200, 12001 PL20 010, 12001 PL00 202, PL001 PL20 100, 12001 PL20 099, 12001 PL20 101, 12001 PL20 103, 12001 PL20 102, 12001 PL20 201 Rev A, PL20 202 Rev A, 12001 PL20 200, Design and Access Statement,

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

Site Location Plan 12001 PL00 001, 12001 PL00 099, 12001 PL00 010, 12001 PL00 102, 12001 PL00 101, 12001 PL00 100, 12001 PL00 103, 12001 PL00 201, 12001 PL00 200, 12001 PL20 010, 12001 PL00 202, PL001 PL20 100, 12001 PL20 099, 12001 PL20 101, 12001 PL20 103, 12001 PL20 102, 12001 PL20 201 Rev A, PL20 202 Rev A, 12001 PL20 200, Design and Access Statement,

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is to erect a cast iron staircase between the existing upper ground floor terrace and the lower rear garden area.

The staircase would be of cast iron construction finished in black and it would be modest in scale and subordinate to the host property. The materials and finish would match the existing terrace railings and are considered sympathetic to the host property and conservation area. The staircase would not be visible from the public realm.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

In terms of the amenity of neighbouring occupiers there would be no significant impacts. The proposal is for a means of access and not a terrace. It would essentially be used for walking up and down to the terrace/garden. Additionally, the existing trellis on the boundary with no. 29 is above eye level and would prevent significant overlooking by users of the staircase.

One objection was received on behalf of a neighbouring occupier on the grounds of additional overlooking and the impact on the conservation area. The staircase would be set behind a high trellis fence on the boundary with no. 29 and would not result in significant overlooking on areas that are not already

overlooked. The staircase would be constructed of sympathetic and traditional materials that are considered acceptable in a conservation area. The staircase would not be visible from the public realm.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with 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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer