

Delegated Report (Members Briefing)	Analysis sheet		Expiry Date:	10/05/2021	
	N/A		Consultation Expiry Date:	23/05/2021	
Officer		Application Number(s)			
Nathaniel Young		2021/1213/P			
Application Address		Drawing Numbers			
Flat B 90 Agar Grove London NW1 9TL		Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Alteration of existing window to form access door; erection of external metal staircase.					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Full Planning Application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	0	No. of objections	0
Summary of consultation responses:		Press notice: 29/04/2021 – 23/05/2021 Site notice: 23/04/2021 – 17/05/2021 <i>No responses were received.</i>			
Camden Square CAAC		Objection: <ol style="list-style-type: none"> 1. Staircase would leave too little space to give access to shared gardens. 2. Shared access alley is unlikely to belong to Flat B (therefore application is invalid). 3. Does not meet building regulation requirements. Officer response: <ol style="list-style-type: none"> 1. <i>As stated in the design statement, the staircase would provide access to the private garden of Flat B. It is not a shared garden. There is no need for anyone other than the occupants of Flat B to use the side</i> 			

passage for access purposes. The other private garden would remain accessible through its associated flat (Flat A) at lower ground floor level through the rear doors. It currently has no access to its rear garden via the side passage (fenced off). This will remain the case. In any instance, it is considered that sufficient space would be retained for access purposes via the side passage.

2. Ownership is not required for planning permission. Anyone can apply for planning permission on any property without having ownership. The correct certificate was signed on the application form (certificate B) indicating that they do not own the whole site.
3. Any issues regarding building regulations will be dealt with at the building control stage of the development process.

Site Description

The property contains a four-storey semi-detached residential building subdivided into four flats. The property is located within the Camden Square Conservation Area. Flat B is the upper ground floor flat. The rear of the site is divided between the garden of the lower ground floor flat (Flat A), immediately to the rear of the building and the garden of the ground floor flat (Flat B) at the rear of the site. The garden for Flat B is accessed by a passage along the side of the building. The garden for Flat A is accessed through the rear doors of Flat A.

Relevant History

23954: Change of use and works of conversion to provide four self-contained, two person flats. Approved 24/03/1977.

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2021

CPG Amenity

CPG Design

Camden Square Conservation Area Statement 2011

Assessment

1.0 Proposal

1.1 Planning permission is sought for:

- Alteration of existing side window to form access door;
- Erection of external metal staircase.

2.0 Assessment

2.1 The material considerations for this application are as follows:

- Design and conservation
- Residential amenity

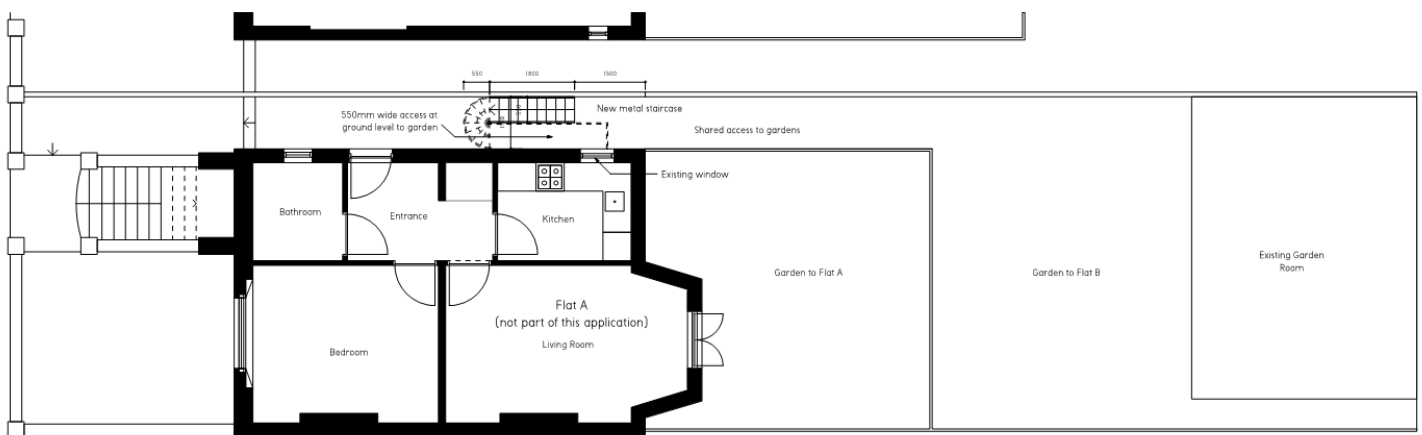
3.0 Design and conservation

3.1 Local Plan policies D1 and D2 are aimed at achieving the highest standard of design in all developments. Local plan policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

3.2 The design intention is to form a direct link between the kitchen and the private garden of Flat B. The form of the staircase maintains pedestrian access at ground level from the front of the property to the gardens to the rear.

3.3 The new access door would replace a non-original kitchen side window of no particular architectural significance. The new door would be of an appropriate design, scale and siting. The proposed staircase would be lightweight and subordinate in nature and of a design and materiality appropriate for its setting and use. Neither part of the proposal would be readily visible from the public realm. Only through a specific restricted view directly in front of the property, looking down the narrow gap between No. 90 and 92 would glimpses of the staircase be caught. As such, the proposal would not result in any unacceptable visual impact, causing no harm to the streetscene or the character and appearance of the conservation area.

3.4 In light of the above, the works would preserve the character and appearance of the host building and 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.



Proposed Basement Plan (Flat A not part of this application)

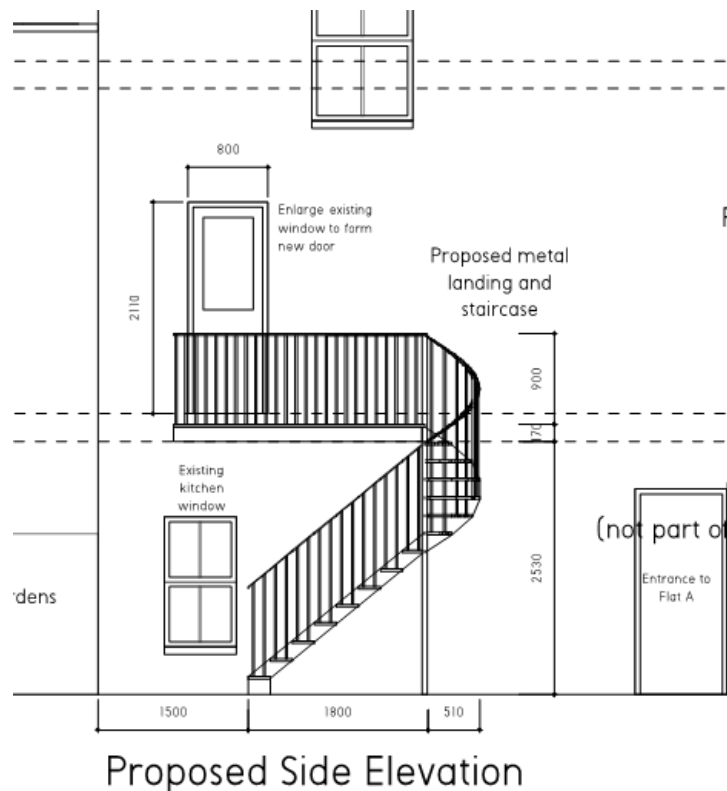
4.0 Residential amenity

4.1 Local plan policies A1 and A4 seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light, outlook, privacy, noise and disturbance.

Light and outlook

4.2 No significant harm caused. No significant changes in bulk or mass is proposed to the property. The metal staircase and landing are positioned to avoid obstruction of the existing kitchen window of Flat A

(see below).



Privacy

4.3 No new views into neighbouring habitable windows are afforded beyond what has been established. Occupants of Flat B would have to walk past the kitchen window of Flat A either through the side passage or through use of the proposed stairs. No new windows or terraces are proposed.

5.0 Recommendation

5.1 Grant conditional planning permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 8th August 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'