

Flat 2, 20 Crossfield Road, NW3 4NT (2022/0872/P)



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FLAT 2, 20 CROSSFIELD ROAD (2022/0872/P)

SITE PHOTOS AND ADDITIONAL INFORMATION



Image 1 (above) Ariel view of the rear elevation of the application site



Image 2 (above): Photos of the existing external stair case



Image 3 (above): Photos of the existing external stair case from the top of the stair looking down towards the rear garden

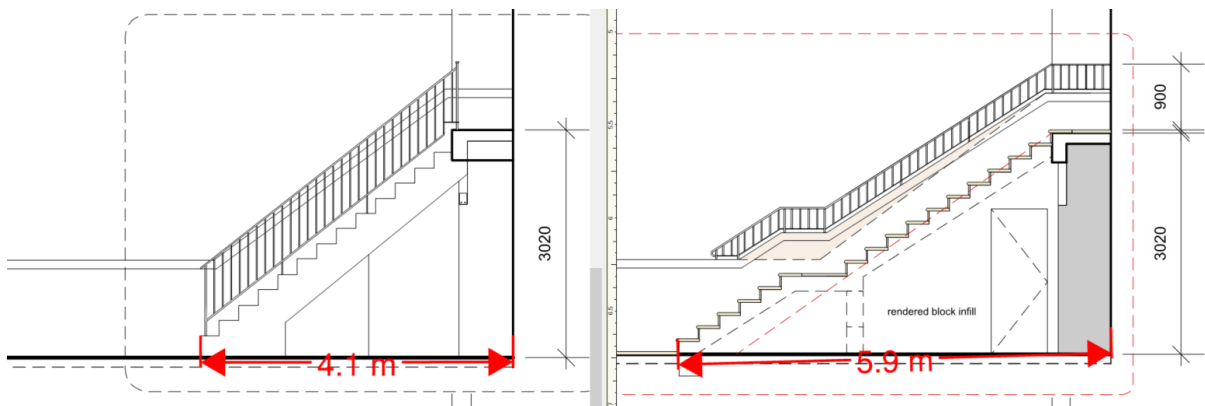


Image 4 (above)
Existing side elevation (image above left)

Proposed side elevation (image above right)

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		29/04/2022	
		N/A / attached		Consultation Expiry Date:		30/06/2022	
Officer				Application Number(s)			
Elaine Quigley				2022/0872/P			
Application Address				Drawing Numbers			
Flat 2, 20 Crossfield Road London NW3 4NT				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of external rear concrete staircase from ground floor to rear garden area, installation of new metal railings, increase in height of brick boundary wall and installation of new door opening under the stairs all in association with the ground floor flat.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		<p>A site notice was displayed on 01/06/2022 that expired on 25/05/2022 and a press notice was published in the local press from 02/06/2022 which expired on 26/06/2022.</p> <p>No consultation letters received as a result of the statutory consultation period.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Belsize Conservation Area Advisory Committee (CAAC) - objects</p> <p>The CAAC objected to the proposal as it failed to understand why the pitch of the garden staircase needs changing. It leads to awkward pitch of the railings against the existing walls and the landing extends the stair too far into the garden.</p> <p><u>Officer response: See paragraphs 3.1 to 3.4 of the report</u></p>					

Site Description

The application site is located on the east side of Crossfield Road in close proximity to the junction with Adamson Road that lies to the southwest. The site comprises a mid-terrace 3 storey with lower ground and attic floor yellow brick building that was constructed in the mid-19th century. The building has been separated into 5 flats. This application relates to no. 2 which occupies the ground floor and shares its access to the rear garden.

The site is mainly surrounded by other residential properties with the exception of The Hall School that lies in close proximity to the application site to the south.

The building is not listed but the site lies within the Belsize Conservation Area (sub area 1: Belsize Park). Within this area there are 3 areas of separate character and the application building lies within the Crossfield Road / Adamson Road area. The building is identified as a positive contributor to the Belsize Conservation Area due to its value as part of a group of buildings (nos. 14-22).

Relevant History

Planning permission was **granted** on 08/02/1989 (ref 8804326) for enlargement of existing third floor flat by the erection of dormers and balcony.

Certificate of lawfulness for existing use was **granted** on 21/01/1992 (ref 9120005) for use of property as 5 flats.

Relevant policies

National plans

National Planning Policy Framework (2021)

The London Plan (2021)

Local Plan

Camden Local Plan (2017)

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance (CPG)

CPG Design (2021)

CPG Amenity (2021)

Conservation Area Statement

Belsize Conservation Area Statement (2002)

Assessment

1.0 PROPOSAL

1.1 Planning permission is sought for replacement of external rear concrete staircase from ground floor to rear garden area, installation of new metal railings, increase in height of brick boundary wall and installation of new door opening under the stairs all in association with the ground floor flat. The proposal would include the following:

- Installation of a new external stair extending 5.9m into the rear garden (an increase of 1.8m in length)
- Installation of a new metal handrail on the parapet of the shared boundary wall (measuring approximately 0.3m in height). Currently there is no handrail on top of or adjacent to the boundary wall.
- Installation of a replacement metal hand rail along the part of the stair adjacent to the garden measuring 0.8m in height above the steps of the external stair
- Increase in the height of part of the shared boundary wall by between 0.2m and 0.4m increasing the height of the boundary wall at its highest point from 1.3m to 1.7m
- A new door would be installed within the side elevation of the stair in order to use the space underneath the enclosed stair for storage purposes.

2.0 ASSESSMENT

2.1 The main considerations as part of the proposal are:

- 3. Design
- 4. Amenity

3.0 DESIGN

3.1 There is an existing external stair that provides access from the raised ground floor to the rear garden level. It measures 4m in height to the top of the metal handrail and 3m to the top of the first stair and extends into the garden by 4.1m. The applicant has advised that the stair needs to be replaced as it is currently too steep and fails to comply with the requirements of Part K of the Building Regulation 2010 (K1 – Stairs, ladders and ramps). It is proposed to install a new external stair extending 5.9m into the rear garden (an increase of 1.8m in length). The width of the stair will remain the same. The CAAC has objected to the proposal and suggests that the stair design leads to an awkward pitch of the railings against the existing walls and the landing extends the stair too far into the garden.

3.2 The proposed works would be contained to the rear of the property. The railings on the shared boundary wall would be simple metal railings that would extend 0.8m in height for a length of 5.9m. Although the new railings on the shared boundary wall would add some additional clutter along this part of the boundary wall it would be contained to 5m of a 30m long brick boundary wall. Due to the nature of these works the proposal would not be considered harmful to the character or appearance of the conservation area.

3.3 The existing steps are made from concrete. The new steps will be constructed from concrete / brick and would be covered with non-slip stone paving. The railings would be constructed of metal. Both materials are traditional materials whose use would be supported in this historic building and would be considered acceptable. The details of the metal railings and the stone paving have not been provided. A condition would be attached to secure the submission of these details prior to the relevant part of the works.

3.4 Although the stairs would extend further into the rear garden, this section of the garden is used as a path for the applicant to access part of the garden within their ownership. It would not result in the loss of any garden space at the rear and would be considered acceptable.

3.5 A new door would be installed under the stairs to use the space under the stair as additional storage. The details of the door (materials and colour) have not been provided. A condition would be attached to secure the submission of these details prior to the relevant part of the works.

3.6 Special attention has been paid to the desirability of preserving or enhancing the character or

appearance conservation area, under s. 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4.0 AMENITY

4.1 The proposed works to the shared boundary wall would be located approximately 1.8m from the lower ground floor window in the rear elevation of the neighbouring property at no. 21 Crossfield Road. The fully glazed double doors that provide access from the lower ground floor garden flat at no. 21 is approximately 1.8m from the shared boundary wall. The increase in the height of the boundary wall would not result in any loss of amenity to the room that is served by this door in terms of daylight, sunlight, or outlook. The proposed changes to the height of the boundary wall would be modest and would not introduce any further overlooking than is already experienced through the use of the existing external stair.

5.0 Conclusion

5.1 Grant conditional planning permission subject to conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th October 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'.

Application ref: 2022/0872/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 4 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

RD&D Associates
22 Norrice Lea
London
N2 0RE

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
20 Crossfield Road
London
NW3 4NT

DECISION

Proposal:

Replacement of external rear concrete staircase from ground floor to rear garden area, installation of new metal railings, increase in height of brick boundary wall and installation of new door opening under the stairs all in association with the ground floor flat.

Drawing Nos: Site location plan; GP.001; GP.002; Sheet 2 (Section AA and BB); GO.101A.

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; GP.001; GP.002; Sheet 2 (Section AA and BB); GO.101A;

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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all new railings;

b) Details of new external door

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 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.
- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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.

DRAFT

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

DECISION