

Application ref: 2023/2420/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Emma Chapman  
19150 Cedarhurst Street  
Deeplaven  
United States  
55391

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**24 Lower Merton Rise  
London  
NW3 3SP**

Proposal:

Erection of single-storey rear extension with replacement roof-level balcony, single storey roof extension and replacement of garage door with windows

Drawing Nos: LMR24 - 001, rev 02; LMR24 - 100, rev 02; LMR24 - 101, 02; LMR24 - 102, rev 02; LMR24 - 103, rev 02; LMR24 - 301, rev 02; LMR24 - 201, rev 02; LMR24 - P100, rev 02; LMR24 - P101, rev 02; LMR24 - P102, rev 02; LMR24 - P103, rev 02; LMR24 - P104, rev 02; LMR24 - P301, rev 02; LMR24 - P302, rev 02; LMR24 - P201, rev 02

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- LMR24 - 001, rev 02; LMR24 - 100, rev 02; LMR24 - 101, 02; LMR24 - 102, rev 02; LMR24 - 103, rev 02; LMR24 - 301, rev 02; LMR24 - 201, rev 02; LMR24 - P100, rev 02; LMR24 - P101, rev 02; LMR24 - P102, rev 02; LMR24 - P103, rev 02; LMR24 - P104, rev 02; LMR24 - P301, rev 02; LMR24 - P302, rev 02; LMR24 - P201, rev 02

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 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission-

The proposal involves the erection of a full-width ground floor rear extension, as an extension to the existing kitchen and living area and a single storey roof extension. Additionally, on the front elevation the existing garage door would be removed and replaced with full-height aluminium framed windows.

In terms of design and appearance, the rear extension would be constructed with materials to match the existing rear elevation and have a depth proportionate to the existing ground floor. The rear extension would also match the depth of the existing adjoining rear extensions at 22 and 26 Lower Merton Rise. The character of the rear extension would therefore be in keeping with the existing built-form present in the wider terrace.

The proposed balcony fixed to the top of the extension and attached to the rear elevation, would replace an existing balcony of the same form and general position as the proposed balcony, serving the first floor. Therefore there would be little discernible change between the existing and proposed rear first floor balconies.

The roof extension has already been assessed and approved under planning permission 2022/5528/P. As such, this element is considered acceptable.

The removal of the front elevation garage door and replacement of glazing would improve the appearance of building and its relationship with the adjoining street. The glazing would be in keeping with the form and layout of the front elevation's existing glazing.

In terms of external amenity, being the same depth and similar height as the existing adjoining rear extensions, the extension would be of an acceptable height and depth and would not allow for any additional overlooking of adjacent residential properties compared to the existing situation. Owing to the

extension's size and positioning, there would not be any unacceptable sense of enclosure or loss of light to surrounding properties.

In terms of the roof extension it will be fully contained within the building footprint and will not allow for any additional overlooking of adjacent residential properties compared to the existing situation. Owing to the extension's size and positioning, there would not be any unacceptable sense of enclosure or loss of light to surrounding properties.

As such, the proposal is in accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2023.

- 2 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.
- 3 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](http://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.

- 4 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).
- 5 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.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer