

Application ref: 2022/3071/P
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Date: 27 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Hugh Cullum Architects Ltd
61b Judd Street
London
WC1H 9QT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
4 Lutton Terrace
London
NW3 1HB

Proposal:

Erection of a mansard roof extension with front dormer windows and rear rooflights and roof terrace, new front boundary wall with iron railings, installation of replacement double glazed timber windows to front and rear elevations.

Drawing Nos: LT004-E010, LT004-E101, LT004-E102, LT004-E103, LT004-E104, LT004-E200, LT004-E201, LT004-E202, LT004-E203, LT004-E210, LT004-E211, LT004-E212, LT004-E213, LT004-E220, LT004-E221, LT004-P222, LT004-P010, LT004-P101_A, LT004-P102, LT004-P103_A, LT004-P104, LT004-P200_A, LT004-P201, LT004-P202_A, LT004-P203_A, LT004-P204_A, LT004-P210_A, LT004-P211_A, LT004-P212_A, LT004-P213_A, LT004-P222, LT004-Design and Access Statement, Heritage Statement (15/07/2022) and Daylight/Sunlight Report (080422)

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 LT004-E010, LT004-E101, LT004-E102, LT004-E103, LT004-E104, LT004-E200, LT004-E201, LT004-E202, LT004-E203, LT004-E210, LT004-E211, LT004-E212, LT004-E213, LT004-E220, LT004-E221, LT004-P222, LT004-P010, LT004-P101_A, LT004-P102, LT004-P103_A, LT004-P104, LT004-P200_A, LT004-P201, LT004-P202_A, LT004-P203_A, LT004-P204_A, LT004-P210_A, LT004-P211_A, LT004-P212_A, LT004-P213_A, LT004-P222, LT004-Design and Access Statement, Heritage Statement (15/07/2022) and Daylight/Sunlight Report (080422)

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 and Policy DH1, Policy DH2 and Policy BA3 of the 2018 Hampstead Neighbourhood Plan.

- 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 windows (which shall have integrated glazing bars and a putty finish and shall match the existing windows and include the jambs, head and cill)

b) Specification details and samples of the proposed roof tiles (natural slate tiles).

c) Plans and elevations of the proposed front railings (which shall be individually placed within the boundary wall).

d) Manufacturer's specification details of all facing materials and samples of those materials.

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 and policy DH1, Policy DH2 and Policy BA3 of the 2018 Hampstead Neighbourhood Plan

Informative(s):

- 1 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).
- 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) 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 attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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-householder-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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer