

Application ref: 2023/2622/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 29 September 2023

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/planning

Round Robin Studio Ltd
23 Elsworth Road
London
NW3 3DS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**30 Lisburne Road
London
NW3 2NR**

Proposal:

Rebuild existing front boundary with height increase, new bin enclosure in front garden and conservation rooflight on side elevation to the rear (part retrospective).

Drawing Nos: Location Plan Site Address 30 Lisburne Road dated 23 June 2023, Location Plan (00)0001AP, Front Garden Existing (20)1100AP rev 01, Proposed Site Plan (00)0002AP, Front Elevation Street Frontage Existing (20)3011AE rev 00, Front Elevation Street Frontage Proposed (20)3012AE rev 01, South Elevation Existing (00)3003AE rev 00, Proposed Elevation Rooflight (20)30032AE rev 00, Front garden Rebuild fence to street and New bin storage arrangement (20)1100AP rev 01, 30 Lisburne Road (00) 9002AR_Design & Access Statement P2105 rev 1 dated 25 September 2023.

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: Location Plan Site Address 30 Lisburne Road dated 23 June 2023, Location Plan (00)0001AP, Front Garden Existing (20)1100AP rev 01, Proposed Site Plan (00)0002AP, Front Elevation Street Frontage Existing (20)3011AE rev 00, Front Elevation Street Frontage Proposed (20)3012AE rev 01, South Elevation Existing (00)3003AE rev 00, Proposed Elevation Rooflight (20)30032AE rev 00, Front garden Rebuild fence to street and New bin storage arrangement (20)1100AP rev 01, 30 Lisburne Road (00)9002AR_Design & Access Statement P2105 rev 1 dated 25 September 2023.

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 new front boundary represents an improvement to the property and wider conservation area. The Mansfield Conservation Area Appraisal and Management Plan states that front gardens make an important contribution to the streetscape and that loss of original boundary walls and railings should be resisted. The proposal would increase the number of brick courses to the wall, in line with the traditional front boundary treatments in the area, and would be topped with black vertical railings as is characteristic. The bin store would be a timber enclosure. The materiality of which is considered appropriate to a garden structure and should not appear inconspicuous.

To the rear outrigger a modest rooflight (retrospective) is proposed at first floor level. The rooflight does not protrude significantly from the roof slope and would be not visible from the surrounding public realm, but rather only from surrounding properties. There are a number of similar rooflights on the equivalent roofslopes in the vicinity, and therefore the proposal preserves the character of the Conservation Area

In terms of neighbouring amenity, the rooflight does face towards neighbouring property No 28, but is angled on the pitched roof, looking upwards rather than directly across. Although there is a similar rooflight on the equivalent outrigger roofslope at No 28 this is in a different position on the roof and therefore the rooflights would not be looking into each other. The front boundary changes and new bin storage enclosure are not considered to result in any material negative impacts to neighbouring amenity in terms of loss of privacy, light or

outlook.

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.

No objections were received, and the planning history of the site has been taken into account when coming to this decision. Mansfield CAAC were consulted and have not commented.

As such, the proposal 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 2023.

- 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:

<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 on the page.

Daniel Pope
Chief Planning Officer