

Application ref: 2023/5390/P  
Contact: Alex Kresovic  
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Date: 14 February 2024

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

Phone: 020 7974 4444

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

Firstplan  
Broadwall House  
21 Broadwall  
SE1 9PL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**12 Lymington Road  
London  
NW6 1HY**

Proposal:

Demolition of existing ground floor rear extension and construction of new single storey rear extension, new door to side elevation; amalgamation of two existing ground floor studio flats to create a 1 bedroom flat, and extension to two other existing ground floor flats.

Drawing Nos: Planning, Heritage, Design and Access Statement ref 23219/KM dated December 2023, Arboricultural Survey Impact Assessment & Method Statement Report (BS5837:2012) ref AIA/MF/0224/23 dated December 2023, 2314\_EX\_001 dated 15.12.2023, 2314\_EX\_100 dated 15.12.2023, 2314\_EX\_110 dated 15.12.2023, 2314\_EX\_120 dated 15.12.2023, 2314\_EX\_200 dated 15.12.2023, 2314\_EX\_300 dated 15.12.2023, 2314\_EX\_310 dated 15.12.2023, 2314\_EX\_320 dated 15.12.2023, 2314\_PA\_100 dated 15.12.2023, 2314\_PA\_105 dated 15.12.2023, 2314\_PA\_110 dated 15.12.2023, 2314\_PA\_120 dated 15.12.2023, 2314\_PA\_125 dated 15.12.2023, 2314\_PA\_300 dated 15.12.2023, 2314\_PA\_310 dated 15.12.2023, 2314\_PA\_320 dated 15.12.2023, 2314\_PA\_200 dated 15.12.2023, 2314\_PA\_450 dated 14.12.2023.

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:

Planning, Heritage, Design and Access Statement ref 23219/KM dated December 2023, Arboricultural Survey Impact Assessment & Method Statement Report (BS5837:2012) ref AIA/MF/0224/23 dated December 2023, 2314\_EX\_001 dated 15.12.2023, 2314\_EX\_100 dated 15.12.2023, 2314\_EX\_110 dated 15.12.2023, 2314\_EX\_120 dated 15.12.2023, 2314\_EX\_200 dated 15.12.2023, 2314\_EX\_300 dated 15.12.2023, 2314\_EX\_310 dated 15.12.2023, 2314\_EX\_320 dated 15.12.2023, 2314\_PA\_100 dated 15.12.2023, 2314\_PA\_105 dated 15.12.2023, 2314\_PA\_110 dated 15.12.2023, 2314\_PA\_120 dated 15.12.2023, 2314\_PA\_125 dated 15.12.2023, 2314\_PA\_300 dated 15.12.2023, 2314\_PA\_310 dated 15.12.2023, 2314\_PA\_320 dated 15.12.2023, 2314\_PA\_200 dated 15.12.2023, 2314\_PA\_450 dated 14.12.2023.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green West Hampstead Neighbourhood Plan 2015.

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Survey Impact Assessment & Method Statement Report (BS5837:2012) ref AIA/MF/0224/23 dated December 2023 by Marcus Foster Arboricultural Design and Consultancy. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan and policy 18 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 5 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 The three (3) cycle parking spaces, located within the timber bike store facility at the rear of the premises, hereby approved shall be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017 and Policy 8 of the Fortune Green West Hampstead Neighbourhood Plan 2015.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed construction of a new single storey ground floor rear extension as part of an existing three storey semi-detached residential property (two full storeys with accommodation in the roof) which is sub-divided into 13 flats, comprising a mix of studios and one bedroom flats, would replace an existing, but smaller rear extension. This application relates to the ground floor units which are known as Nos. 1, 2, 3 and 4.

The proposed new single storey rear extension would provide a reconfiguration and amalgamation of existing ground floor flats to provide 3 x 1 bedroom flat. As a result of the proposal, a flat will be lost.

Policy H3 seeks to resist development that would involve the net loss of two or more homes, however such losses may be acceptable in some circumstances. Therefore, Policy H3 would not be applicable to the proposal, however, the scheme would essentially amalgamate four flats into three (loss of 1), justified on the basis that the existing flats are more than 20% below residential space standards and do not meet the needs of today's housing stock. The net loss of one flat will not involve a net loss of residential floorspace and will create three larger flats of higher amenity quality.

The proposed extension would be constructed in materials that resemble, as closely as possible, in colour and texture to those of the existing building, namely timber joinery and brick which is acceptable. The rear infill extension will not be readily seen within the wider context of the conservation area, and would have a height and depth commensurate and proportionate to the host building and the adjoining property's rear extension. A sufficient amount of rear garden amenity would be retained. As such, the proposal would maintain a subordinate appearance to the host building, which would preserve the character and appearance of the conservation area. The new door on the side elevation would have very limited visibility from the public realm and would not significantly alter the appearance of the property. The bike store would be timber clad which is appropriate for a garden setting.

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.

Policy T1 requires cycle parking at developments to be provided in accordance with the standards set out in the London Plan. For 1 bedroom flats the requirement is for 1 space per flat, which gives an overall requirement for 3 spaces for this development. The submitted plans show 3 single space timber cycle stores with sedum roof in the rear garden behind, which meets the required level of provision. The provision of these cycle stores is secured by condition.

No trees are proposed for removal in order to facilitate development. It is considered that the impact of the scheme on the trees to be retained will be of an acceptable level and the proposed tree protection measures, provided in the submitted Arboricultural Survey, Impact Assessment and Method Statement, are considered sufficient to demonstrate that the trees will be protected in accordance with BS5837:2012. As such, a condition will be placed on the decision notice requiring the development to adhere to the approved arboricultural report. Details of the green roof are also secured by condition.

The proposed works due to their nature and position, and the existing structures, are not considered to cause any detrimental impact on amenity in terms of loss of light and outlook.

A comment relating to the site notice and statutory consultation process was received prior to making this decision. The statutory consultation is a legal requirement and was complied with in line with the Council's Statement of Community Involvement. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1, D2, H3, T1 and T2 of Camden Local Plan 2017. The development would also accord with policies 1, 2, 8 and 18 of the Fortune Green West Hampstead Neighbourhood Plan 2015, National Planning Policy Framework 2023 the London Plan 2021.

- 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](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.

- 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 2023.

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 centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer