

Application ref: 2023/4366/P
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Date: 16 May 2024

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

felix db limited
12 Chichester Road
London
NW6 5QN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
25a Lymington Road
London
NW6 1HZ

Proposal: Erection of a roof extension to house.

Drawing Nos: FDB-25LY-A100 (Site Location Plan); FDB-25LY-A102A; FDB-25LY-A102; FDB-24LY-A103; FDB-25LY-A105; FDB-25LY-A201; FDB-25LY-A202; FDB-25LY-A203, FDB-25LY-A204; FDB-25LY-A301, FDB-25LY-A303; FDB-25LY-A601; FDB-25LY-A106A; FDB-25LY-A106; FDB-25LY-A107; FDB-25LY-A108; FDB-25LY-A109; FDB-25LY-A204; FDB-25LY-A205; FDB-25LY-A206; FDB-25LY-A207; FDB-25LY-A302 and FDB-25LY-A304

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: FDB-25LY-A100 (Site Location Plan); FDB-25LY-

A102A; FDB-25LY-A102; FDB-24LY-A103; FDB-25LY-A105; FDB-25LY-A201; FDB-25LY-A202; FDB-25LY-A203, FDB-25LY-A204; FDB-25LY-A301, FDB-25LY-A303; FDB-25LY-A601; FDB-25LY-A106A; FDB-25LY-A106; FDB-25LY-A107; FDB-25LY-A108; FDB-25LY-A109; FDB-25LY-A204; FDB-25LY-A205; FDB-25LY-A206; FDB-25LY-A207; FDB-25LY-A302 and FDB-25LY-A304

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 getting permission:

The application property is read as a singular dwelling along Lymington Road with a unique design, orientation, frontage and building line. As such the proposed erection of a roof extension would not disrupt any established pattern of development within the local area and the resulting dwelling would not cause harm to the character and appearance of the local area.

The property has an existing asymmetrical stepped roof with a large central projecting dormer facing south-west which sits above the central stairwell. The dormer window sits above this stairwell and brings light into the centre of the property. The proposal is for a roof extension to the longer north-eastern slope with what is effectively a large dormer covering most of this long slope. The proposal sits below the level of the existing asymmetrical ridge, and although it is a large extension, is not considered to detract or compete with the character of the host property in terms of its size, scale or design. The materials will match the existing with white painted render and clay roof tiles.

The extension adds a number of new windows and rooflights, which are proposed to replicate the existing powder coated aluminium windows in the property. At the rear, one of the glazed openings is a set of doors with a glazed Juliet balcony, which has been reduced in size to improve the design.

In addition, the existing large window located within the south-eastern facing projecting dormer will be removed, so that when the new floor level is built, the occupiers won't be able to overlook neighbouring properties and gardens which abut the property to the south east on Alvanley Gardens. The new windows to the rear overlook their own garden and other gardens on Alvanley Gardens, and the back of the Jewish Community Centre located on Finchley Road. There is therefore no amenity harm created by the proposed extension.

The planning history of the site has been taken into account when coming to this decision. No comments/responses have been received in relation to the

proposed development.

As such, the proposed development is in general accordance with policies A1 and D1 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 2023.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer