

Application ref: 2024/0815/P  
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**Development Management**  
Regeneration and Planning  
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Green & Teggin Architects  
28 Lausanne Road  
London  
SE15 2HU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**1 Lawford Road  
London  
NW5 2LH**

Proposal:

Demolition of existing extension and erection of a part one part two storey rear extension, replacement of existing windows and erection of a bike shed in the side passage.

Drawing Nos: 2308 EX01, 2308 EX02, 2308 EX03, 2308 EX04, 2308 EX05, 2308 EX06, 2308 EX07, 2308 EX08; 2308 PR01 (Rev A), 2308 PR02 (Rev A), 2308 PR03 (Rev A), 2308 PR04 (Rev A), 2308 PR05 (Rev A), 2308 PR06 (Rev A), 2308 PR07 (Rev A), 2308 PR08 (Rev A), Design Report (Rev A), Arboricultural Impact Assessment (TH 4621) (13/05/2024)

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:

2308 EX01, 2308 EX02, 2308 EX03, 2308 EX04, 2308 EX05, 2308 EX06, 2308 EX07, 2308 EX08; 2308 PR01 (Rev A), 2308 PR02 (Rev A), 2308 PR03 (Rev A), 2308 PR04 (Rev A), 2308 PR05 (Rev A), 2308 PR06 (Rev A), 2308 PR07 (Rev A), 2308 PR08 (Rev A), Design Report (Rev A), Arboricultural Impact Assessment (TH 4621) (13/05/2024)

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.

- 4 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the document entitled Arboricultural Impact Assessment, Method Statement & Tree Protection Plan (to BS:5837 2012) ref. TH 4621 dated 13th May 2024 by Trevor Heaps Arboricultural Consultancy Ltd. 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 policies A2 and A3 of the Camden Local Plan 2017.

- 6 The flat roof of the single storey rear extension hereby approved shall not be used as a roof terrace, sitting out area or other amenity space and only be accessed for maintenance purposes.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 and D2 of the Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The single-storey element of the extension is appropriately scaled within the context of the rear elevation. The depth is increasing nominally by 1.4m and therefore this element remains subordinate to the host building. The flat roof design is acceptable and the use of aluminium doors and windows with London stock brick ensures the extension preserves the character of the conservation area while also reading as a legible modern extension.

The two storey element matches the rear elevation of the neighbouring extension and is 0.7m taller than the existing arrangement. As this element is kept at less than half the width of the existing dwelling, the increase in depth and height will not dominate the site or harmfully impact the rear elevation. Compared with the existing arrangement, there is a relatively small change and therefore is accepted. The use of aluminium windows and timber cladding is supported. The green roof is also supported, the details of which have been conditioned.

The timber bike shed along the side return is ancillary in character and scale meaning that it does not impact on the character or appearance of the front elevation or conservation area.

The replacement of the existing single-glazed timber windows with matching double-glazed timber units is considered acceptable for use on historic building and within the context of the wider conservation area.

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.

Given the minor scope and scale of the proposed works and very limited increase in height and depth compared with the existing arrangement, it is not considered that they would create any new impacts to neighbouring residential amenity with regards to loss of daylight/sunlight, outlook, or privacy. A condition will be placed on the application to ensure the flat roofs are not used as roof terraces.

The Council's tree officer has assessed the application and found that the impact of the scheme on the retained trees both on site and on neighbouring site will be at an acceptable level. A compliance condition will be placed on the application.

The planning history of the site was taken into account when coming to this decision. One objection was received citing historical development, block plan issues, design issues, amenity issues and party wall implications. The objection is further outlined in the associated consultation summary.

As such, the proposal is in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017 and D3 policy of the Kentish Town Neighbourhood Plan (2016). The proposed development also accords with the policies of the London Plan 2021 and 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](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-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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer