

Application ref: 2024/0619/P
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Date: 1 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Phone: 020 7974 4444

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www.camden.gov.uk/planning

Mr Martin Jakobson
260a West Hendon Broadway
London
Brent
NW9 6AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat Basement And Ground Floor
29 Lawford Road
London
NW5 2LG

Proposal:

Replacement two-storey rear outrigger extension and rear single-storey infill extension.
Drawing Nos: A101 rev A, A102 rev A, A103 rev A, A104 rev A, A105 rev A, A106 rev A, A107 rev A, A108 rev A, A109 rev A, A110 rev A, BS 5837 Arboricultural Report & Impact Assessment by Crown Tree Consultancy dated 25th May 2024, Tree Constraints Plan (Existing Layout) CCL 11850 rev 1, Tree Schedule T1-T6, Design and Access Statement.

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: A101 rev A, A102 rev A, A103 rev A, A104 rev A, A105 rev A, A106 rev A, A107 rev A, A108 rev A, A109 rev A, A110 rev A, BS 5837 Arboricultural Report & Impact Assessment by Crown Tree Consultancy dated 25th May 2024, Tree Constraints Plan (Existing Layout) CCL 11850 rev 1, Tree Schedule T1-T6, Design and Access Statement.

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 host property is a positive contributor within the Bartholomew Estate Conservation Area. The works would be to the rear and propose a replacement rear outrigger at ground floor and a glazed infill extension below and to the side at lower ground floor level. The new infill rear extension would be glazed and would appear both distinct and subordinate to the host building, retaining the rear outrigger as the dominant feature. The glazed extension would not be highly visible from the public realm and therefore any harm caused to the conservation area is limited. Thermal gain would be limited to an extent as the infill extension would be north-facing.

A reasonable portion of garden space would be retained for amenity purposes. The trees proposed for removal are not considered to significantly contribute to the character and appearance of the conservation area and are of minimal/zero public visibility.

The works are not considered to cause material harm to the character and appearance of the host building, terrace of which it is a part, or the wider Bartholomew Estate 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.

In terms of amenity, although the lower ground element of the works would be highly glazed, it would essentially appear as a conservatory and is considered to bring natural light into the interior rather than create outlooks towards neighbouring properties. It is also noted that with the existing neighbouring boundaries each side of the garden, at this low level of the building, no harmful loss of privacy to nearby habitable rooms will be caused.

In terms of the level of excavation and re-levelling necessary in the garden, the works are considered minor and are not considered to require a Basement Impact Assessment.

No objections have been received during the course of the consultation period. The planning history of the site has been taken into account when coming to this decision.

The proposed development is in general accordance with policies D3 of the Kentish Town Neighbourhood Plan, A1, A3, D1 and D2 of the Camden Local Plan 2017, 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 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.
- 5 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-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