

Application ref: 2024/1561/P
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Date: 6 August 2024

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

In Situ
21b Birnam Rd
London
N4 3LJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat D
25 Lawford Road
London
NW5 2LH

Proposal:

Creation of roof terrace including installation of associated metal railings at third floor level;
installation of 3 x rooflights.

Drawing Nos: Plans: A2311_001; A2311_002; A2311_003; A2311_010; A2311_005;
A2311_004; A2311_102; A2311_101; A2311_015; A2311_011; A2311_104;
A2311_103; A2311_112, rev P1; A2311_111, rev 1; A2311_110; A2311_115; 2965 -
CSA - ZZ - ZZ - DR - A - 6501, rev P2.1

Supporting information: Heritage Statement, unauthored; Design and Access
Statement prepared by Insitu, 06/03/2024

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 A2311_001; A2311_002; A2311_003; A2311_010; A2311_005; A2311_004; A2311_102; A2311_101; A2311_015; A2311_011; A2311_104; A2311_103; A2311_112, rev P1; A2311_111, rev 1; A2311_110; A2311_115; 2965 - CSA - ZZ - ZZ - DR - A - 6501, rev P2.1

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 The rooflights hereby approved shall be conservation style, flush to the roofslope.

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 proposal involves the creation of a roof terrace at the end of terrace Victorian era property. The terrace would be at third floor at the rear elevation, over the roof of an existing three storey rear extension and accessed from a bedroom of the existing maisonette flat. A new timber framed door with multi-sash paned windows, would be formed within the rear elevation to provide access to the terrace. Two rooflights would be positioned at the sloped roof of the front elevation, and one at the rear elevation.

The metal materiality of the balustrades to the roof terrace, would be consistent with the metal balustrades found at other sites in the locality, and generally sympathetic to the character of the conservation area.

The roof terrace would be relatively modest in size. Additionally, metal balustrades, associated with existing roof terraces of other nearby properties,

can be seen along the wider rear view of the terrace as seen from Patshull Place. The proposed balustrades can be absorbed in the wider rear view of the terrace which is in part already characterised by roof terraces with metal balustrades.

The rooflights would be proportionate to the size of the roofs and the two front rooflights would have limited visibility from Lawford Road, owing to the orientation of this part of the roof to this road. Overall, the rooflights would be subordinate to the roof and would be conditioned to be constructed 'conservation style' to be flush with the existing roof.

In summary, the works do not harm the character and appearance of the host building, streetscene and 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.

The roof terrace would not enable overlooking of any habitable rooms of adjacent properties.

No objections have been received. The site's history has been taken into account.

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