

Application ref: 2024/0302/P
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Development Management
Regeneration and Planning
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Atelier Baulier
Studio 112 | Bradbury Works
3 Gillett Square
London
N16 8JN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
44 Lambale Street
London
NW5 4AS

Proposal:
Erection of an additional storey at second floor level of two-storey house, installation of brise soleil at first and second floors and relocation of entrance door.
Drawing Nos: Contrasol Solar Shading Brise Soleil systems
(69_)001, 002, 003, 004, 005 Rev A, 006 Rev B, 010 Rev B, 011 Rev B, 012 Rev B, 013 Rev B, 014 Rev A.

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: Contrasol Solar Shading Brise Soleil systems, (69_)001, 002, 003, 004, 005 Rev A, 006 Rev B, 010 Rev B, 011 Rev B, 012 Rev B, 013 Rev B, 014 Rev A.

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.

- 4 Prior to first use of the air source heat pump, included on drawing number 69 006 Rev B, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the additional storey shown on drawing number 69 006 Rev B shall not be used as a roof terrace, sitting out area or other amenity space.

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

Informative(s):

- 1 Reasons for granting permission.

The site is a two-storey mid-terrace house with a flat roof built as part of a mid-20th century Council estate. It is located on the north side of Lambie Street at the perimeter of the estate facing the rear gardens of Oak Village where the front elevation of this terrace is visible. The surrounding area is residential and characterised by two-storey terraces with a few separate tower blocks. The site is not designated as a heritage asset or subject to an Article 4 direction removing permitted development rights. The proposal seeks planning permission for an additional storey above the existing first floor flat roof to provide two bedrooms and a bathroom.

The principle of the additional storey has already been established through permitted development requiring prior approval. The proposal would increase the height of the building by an additional storey. Such extensions are permitted development under the General Permitted Development Order (GPDO), as amended. The GPDO sets out the conditions, limitations, and restrictions for upwards extensions, under Part 1, Class AA. The proposal satisfies all of these and therefore represents a reasonable fall-back position for the development. Additional storeys have been implemented within the terrace at numbers 41 and 42 Lambie Street under permitted development

rights subject to prior approval process and an upwards extension is pending a decision at the adjacent neighbouring site, number 43 Lamble Street.

The proposal would be sympathetic to the external appearance of the house as the scale, form and detailed design would match that of the existing and neighbouring extensions. The new storey will be flush with the elevation and the architectural features of the elevations would match the existing building material palette and detailing with brickwork and painted render. The proposed windows at second floor level would match the existing fenestration pattern and would be aligned with the existing windows on the lower floors. The detailed design and materials are sympathetic and discreet in appearance and considered appropriate.

The relocation of the entrance door would be acceptable in location and detailed design.

- 2 The nearest residential properties that would be affected by the proposal lies north-west to Oak Village and south-east to Barrington Court at separation distances of approximately 25 and 18 metres, respectively. The additional storey would have windows at the front and rear elevations. There are generous existing separation distances from the front elevation to the rear elevations of Oak Village, and from the rear elevation to the nearest windows to the front elevations of Barrington Court, both exceeding Camden's Planning Guidance for Amenity. Opposite the site, at numbers 80 and 81 Lamble Street, the recently converted offices to residential units include window openings to the street elevation. They consist of a single and a two-storey building with a gable end which includes a window at upper level. Given the existing relationship between the host property and the neighbouring properties at approximately 15m, the proposal is not considered to impact the light to these windows to any greater extent than the existing building. As a result, due to the location and orientation of the site, the proposed additional storey is not considered to have a significant detrimental effect on the neighbours' daylight and sunlight.

There are existing windows to this elevation and any views from the additional window at second floor level would be largely similar to those from the existing windows. While this may result in some mutual overlooking, it would not significantly worsen the existing arrangement, in terms of loss of privacy. On balance, the proposal would not harm neighbouring residential amenity in terms of loss of light, privacy, or outlook.

It is however considered expedient to condition that the use of the flat roof is not used as a roof terrace given that this would potentially lead to greater levels of overlooking than the existing conditions.

The proposal seeks to sensitively improve the energy efficiency of the building by including measures to improve thermal efficiency through insulation and ventilation, double-glazed windows, generation of renewable energy from solar panels and reduction in carbon emissions from the air source heat pump. The siting and detailed design of these installations are permitted development. While not typical additions, the inclusion of the brise soleil to the upper floor windows and would not be considered obtrusive additions to the modern

frontage and are moderate interventions that would limit solar gain. Overall, the proposals result in energy efficiency improvements that would not detract from the character and appearance of the building and wider area. As a result, they would sensitively enhance the sustainability of the existing building in terms of climate change mitigation and adaptation.

No objections have been received prior to making this decision. The site's planning history was considered when making this decision.

As such, the proposal is in general accordance with policies A1, D1 and CC1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 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).
 - 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.
- 6 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.
 - 7 The air source heat pump shown on drawing number 69 006 Rev B is permitted by Schedule 2, Part 1, Class G of the Town and Country Planning

(General Permitted Development) (England) Order 2015 (as amended) subject to the following conditions:

- (a) the air source heat pump is used solely for heating purposes;
- (b) the air source heat pump is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;
- (c) the air source heat pump is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and
- (d) the air source heat pump is removed as soon as reasonably practicable when no longer needed.

- 8 The solar photovoltaic panels shown on drawing number 69 006 Rev B is permitted by Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) subject to the following conditions:
- A.2 (a) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;
 - (b) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and
 - (c) solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

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-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



Daniel Pope
Chief Planning Officer