

Application ref: 2024/2392/P  
Contact: Fast Track TY  
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Date: 13 August 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Simply Architects  
37 Esingdon Drive, Thame  
THAME  
OX9 3DS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**10 Lancaster Drive  
London  
NW3 4HA**

Proposal:

Erection of single storey extension at rear lower ground floor level.

Drawing Nos: Site location plan; PP-01 to PP-08 (inclusive) - all drawings dated 04/07/2024; PP-08 (tree layout plan) dated 21/06/2024; Unnumbered proposed sectional detail drawing dated 08/08/2024.

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: Site location plan; PP-01 to PP-08 (inclusive) - all

drawings dated 04/07/2024; PP-08 (tree layout plan) dated 21/06/2024; Unnumbered proposed sectional detail drawing dated 08/08/2024.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of the relevant works on site, a sample panel of the facing brickwork demonstrating the proposed type, colour, texture, face-bond and pointing, shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and the sample panels shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the host building and the character of the immediate area in accordance with the requirements of policies D1 and D2 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 all trees on the site, or parts of trees growing from adjoining sites, shall be retained and protected from damage during construction work in accordance with the approved drawings, and with guidelines and standards as set out in BS5837:2012, 'Trees in Relation to Design, Demolition and Construction.'

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 the requirements of policy A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

The proposed extension would appear as a subordinate addition to the main building given the design, size, scale and location of the proposed structure within a small area of the rear garden. The detailed design and materials of the extension would be in keeping with the building and would respect the scale, form and rhythm of the rear elevations of the host and neighbouring properties.

Following initial concern expressed by the Belsize Conservation Area Advisory Committee (BCAAC) and the Council, the width of the proposed extension has been reduced so as not to overlap an existing tall bay. The proposed folding doors have also been altered from aluminium to timber material for frames more appropriate to the building's palette of materials. A rooflight for the extension has been removed from the proposals.

A substantial proportion of the rear garden would be retained and the spatial character of the rear garden area and wider green environment would not be harmed. A condition would be attached to any approval notice in regard to tree protection measures for any nearby trees during construction.

The proposal would have no significant impact on public or private views at the rear given its modest scale and design, as well as, its low position relative to the heights of existing brick boundary walls on either side which serve to screen the proposed structure from view.

In sustainability terms, the use of double glazing is noted as having the potential to reduce energy costs, provide more thermal efficiency and insulation, offset the need for powered heating and so help reduce carbon emissions, and allow for passive flow of ventilation in some cases.

There would be no significant adverse impact on occupiers at either the host or neighbouring properties in amenity terms from any loss of daylight/sunlight, outlook or privacy as a result of the revised proposal.

The site's planning and appeals history has been taken into account when coming to this decision. An objection was initially received from the BCAAC following statutory consultation; however, this has since been withdrawn by the BCAAC (see associated consultation summary sheet for further details). No objections have been received.

Overall, the revised proposals would be sympathetic and appropriate, such that, the character and appearance of the host building, surrounding rear environment and wider Belsize Conservation Area would be preserved.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1, D2 and CC1 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 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance the National Planning Policy Framework 2023.

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



Daniel Pope  
Chief Planning Officer