

Application ref: 2024/1925/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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www.camden.gov.uk/planning

Ms Alyssa Ohse
1 Gothic Cottage
The Street
Great Chart
Kent
TN23 3AW
England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Lawford Road
London
NW5 2LH

Proposal:
Ground floor side extension and solar photovoltaics to the front and side of the main roof.
Drawing Nos: PL-008 Rev A; PL-009 Rev A; Proposed Loft and Roof Plans PL-010 Rev A; Proposed Front and Rear Elevations PL-010 Rev A; PL-011 Rev A; PL-013 Rev A; PL-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-

PL-008 Rev A; PL-009 Rev A; Proposed Loft and Roof Plans PL-010 Rev A;

Proposed Front and Rear Elevations PL-010 Rev A; PL-011 Rev A; PL-013 Rev A; PL-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 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting

The proposed development has been revised during consultation, and the 2nd story rear extension element has been removed. The current proposed development is for a single-storey side extension and solar panels to the front and side roof slopes; the proposed side extension will partly replace the existing single-story lean-to extension and project an additional 3m towards the rear amenity space. This would feature a flat roof at 2.09m in height, with three skylights and a window to the rear. There would be a small amount of visibility to the public realm, but it is not considered to cause harm to the character of the host building or streetscape.

The materials for the side extension would match the existing building and are considered to be acceptable.

The addition of PV solar panels to the property's front and side elevations is considered acceptable and complies with the council's aim to encourage the use of renewable energy.

Due to the revised proposals' modest size, the development would not project unreasonably beyond a 45-degree angle from any neighbouring windows and does not cause any undue harm to neighbouring occupiers' daylight/sunlight levels or cause any additional overlooking. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The planning history of the site was taken into account when coming to this decision. Two objections were received citing concerns associated with historical development, design issues and amenity issues. The objections are further outlined and officer responses provided in the associated consultation summary.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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.

- 5 Based on the information available, it is not possible to indicate whether this planning permission will require the approval of a BGP before development is begun. This is because the application is a Householder Application.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer