

Application ref: 2025/0015/P
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Date: 1 April 2025

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk

www.camden.gov.uk/planning

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

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

Proposal:

Variation of condition 2 (approved drawings) granted under reference 2024/0619/P dated 01/08/2024 for: 'Replacement two-storey rear outrigger extension and rear single-storey infill extension.' namely to increase the depth of part of the rear extension.

Drawing Nos:

A101 rev A, A102 rev A, A103 rev A, A104 rev A, A105 rev A, A106 rev NMA
Application B6, A107 rev NMA Application B4, A108 rev NMA Application B4, 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 Reason for granting approval:

This minor material amendment application seeks permission for a 0.4m increase in the depth of the replacement outrigger approved under permission 2024/0619/P dated 01/08/2024. The approved single-storey glazed infill element at lower ground floor level would not change. This amendment would facilitate for changes to the internal layout of the property, including the relocation of a bathroom in the outrigger at first floor.

In terms of design, this amendment is considered minor and is not considered to alter the nature of the original scheme in principle. An acceptable amount of amenity space would be retained in the remaining garden and the development would remain in keeping with the pattern of rear development along this side of the street. No changes are proposed to the materials and finishes of the extension. The extant approved permission permitted an increase of 0.17m in the projection of the existing outrigger, and this amendment would allow a further increase of 0.4m. The amendment sought is considered to be in keeping with the character and appearance of the host property and to preserve the conservation area.

Although no objections were received on this specific application, several were raised against the previous non-material amendment application (since withdrawn) which was for the same variation to the parent scheme. For this reason, these representations have been taken into account in relation to this minor material amendment application. Objections from neighbours were received in relation to loss of light. The replacement outrigger, hereby approved, would be 0.57m deeper than the existing but would remain the same height. As such, the cumulative increased mass of the outrigger is considered fairly modest. While it is appreciated that there may be some change perceived

by neighbours, the change is not considered material in light of the mass of the existing outrigger. Overall, the increased depth is not considered to have a material impact on the amenity of neighbouring occupiers in regard to daylight, sunlight, outlook or sense of enclosure. The Kentish Town Neighbourhood Forum have confirmed they have no objection.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer