

Mrs Margaret Willmer
23 Lymington Road
London
NW6 1HZ

Tel 020 7974 4444
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2015/0717/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

26 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
23 Lymington Road
London
NW6 1HZ

Proposal:

Raising of the height of the roof by 150 mm and replacement of tile hanging on the front elevation of the building; erection of a replacement boundary fence 1 metre high, and erection of a replacement bin store plus rearranged carparking and landscaping on the front forecourt.

Drawing Nos: mlw/23/010, mlw/23/009, mlw/23/008, mlw/23/007, mlw/23/006/rev1, mlw/23/005, mlw/23/006, mlw/23/001/rev1

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: mlw/23/008, mlw/23/006/rev1, mlw/23/009, mlw/23/010.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed raising of the roof height and the replacement fencing and bin store are subordinate in terms of scale and location to the host building and are of an appropriate design, by virtue of the proposed minimal additional bulk and use of matching materials. The rearranged forecourt parking and new landscaping will enhance the appearance of the property and streetscene and not harm local transport conditions.

It is considered that the proposed development would not harm the amenity of any adjoining occupiers in terms of loss of light, outlook, or privacy.

Although the replacement bin store and boundary fence will have some impact on the streetscene by virtue of being more visible and prominent than existing, it is considered that this is not harmful to the character or appearance of the streetscene or the West End Green Conservation Area. The replacement tiling and minimal raising of the roof height would not be harmful to the character or appearance of the streetscene or the West End Green Conservation Area. It is also considered that the removal of the roof level air-conditioning unit would enhance the appearance of the host building.

One objection has been received and duly taken into account prior to making this decision. The site's planning history was taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment