

Kolja Strobl
KS DESIGN
8 Rosebery Mews
Muswell Hill
London
N10 2LG

Application Ref: **2014/7849/P**
Please ask for: **Simon Vivers**
Telephone: 020 7974 **4206**

27 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
6B Lawford Road
London
NW5 2LN

Proposal:
Erection of a full width rear extension at lower ground floor level.
Drawing Nos: 175.14/005, 175.14/006B, 175.14/007, 175.14/008B, 175.14/010,
175.14/011B, 175.14/020, 175.14/021B, 175.14/022, 175.14/023B, 175.14/030,
175.14/031B

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: 175.14/005, 175.14/006B, 175.14/007, 175.14/008B, 175.14/010, 175.14/011B, 175.14/020, 175.14/021B, 175.14/022, 175.14/023B, 175.14/030, 175.14/031B.

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

Informative(s):

- 1 Reasons for granting permission.

The single storey rear extension is subordinate in scale and location to the host building, and respects the character and setting of the neighbouring buildings.

The proposal will have a maximum depth of 4.5m and will be full width. The proposal incorporates a brick rear extension with a glazed conservatory, which is considered to assist in reducing the bulk and scale. It is considered that limited harm will result as the extension will not be highly visible from the public realm and as the Bartholomew Estate Conservation Area includes similar rear extensions in close proximity.

The proposed extension's size and location will not harm the amenity of the adjoining residential occupiers in terms of the loss of natural light, outlook, privacy or light spill, as it meets the 45 degrees angle recommended for rear extensions to retain adequate light to neighbouring windows and has no windows facing its neighbour.

No objections have been received. The site's planning history and relevant appeal decisions were 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 Bartholomew Estate Conservation Area in accordance with 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 2015, consolidated

with alterations since 2011 ; and paragraphs 14, 17, and 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