

Lynne Evans
LJE Planning Ltd
2 Hatherley Road
Winchester
Hampshire
SO22 6RT

Application Ref: **2015/0943/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

1 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
37 Lawford Road
London
NW5 2LG

Proposal:
Erection of a second floor rear extension.
Drawing Nos: 1426/01/A, 1426/02/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 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 policy 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 1426/01/A, 1426/02/A,

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed second floor extension (in order to create accessible bathroom facilities for occupants) is sited to the rear of the property and subordinate in terms of scale to the host building. The proposed extension is of an appropriate design by virtue of the proposed roof design, the extension's dimensions and the proposed use of materials.

The proposed extension would have a depth of 2.45 metres and would be 3.9 metres from the shared boundary with No. 39 Lawford Road and 2.1 metres from the side elevation of No. 35 Lawford Road. Given the separation distance between the proposed extension and neighbouring dwellings, the existing built relationships, and the depth of the proposed extension, it is considered that the proposed development would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

The development will have some negative impact in terms of the creating additional bulk and mass to the existing rear extension and the height of the proposed extension would be within one storey of the eaves height of the dwellinghouse which is 'strongly discouraged' by CPG1 Design of the Camden Planning Guidance. However second floor rear extensions above the existing first floor rear extension have become a common feature along the rear elevations of Lawford Road and within close proximity of the application dwelling including No. 33, 39, and No. 41 Lawford Road. The proposed flat roof design would also maintain a visually significant 1.5 metre gap between the proposed roof and the eaves height of the application dwelling. Given the proposed roof design, the proposed fenestration and use of materials combined with the established pattern of development, the proposed extension is not considered to be harmful to the character or appearance of the host building, street scene or the Bartholomew Estate Conservation Area.

1 representation has been received. The sites 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 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 March 2015, consolidated with alterations since 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

