

Mr Peter Sargent
Peter Sargent Architect Ltd
28 Hessel Road
West Ealing
London
W13 9ES

Application Ref: **2015/0915/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

7 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
12A Lawford Road
London
NW5 2LN

Proposal:
Single storey rear extension and new ground floor window on side elevation.
Drawing Nos: PL(10) 001 Rev P1; 005 Rev P1; 006 Rev P1; 010 Rev P1; 011 Rev P1; 012 Rev P1; 015 Rev P1 and Design and Access Statement dated 09/02/2015.

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 PL(10) 001 Rev P1; 005 Rev P1; 006 Rev P1; 010 Rev P1; 011 Rev P1; 012 Rev P1; 015 Rev P1 and Design and Access Statement dated 09/02/2015.

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

- 4 No part of the flat roof area above the single storey rear extension hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would be modest in size and subordinate in nature and scale to the host dwelling. It would occupy less than half the width of the rear elevation and have a shallow depth. The extension and ground floor rear elevation would be rendered to match the ground floor render banding on the attached building at 10 Lawford Road. This would result in uniformity between the attached pair. Matching brickwork and painted timber windows and doors are also proposed. These elements would be in keeping with the host and surrounding buildings. Overall, the proposal preserves the character and appearance of the Bartholomew Estate Conservation Area.

Due to the depth and height of the proposed extension and its setback from the adjacent properties it would not be harmful to the amenities of those occupiers in terms of a loss of sunlight, daylight and outlook nor would it be overbearing. A door is proposed to the side of the extension facing the attached property at 10 Lawford Road. This is not considered to result in a material introduction of overlooking or a loss of privacy as it would be at ground level, there is adequate screening provided by existing boundary treatment and the adjacent living room already benefits from a wider rear opening. Two side windows would be introduced to the elevation facing the adjacent building at 14 Lawford Road which has an obscurely glazed window and a blank wall opposite. The existing boundary treatment would prevent

there being any increase to existing levels of overlooking. In any event, it would not require planning permission to obstruct a 2 metre high boundary treatment along either of the shared boundaries.

The proposed extension would occupy some of the ground floor flat's private garden. The resulting garden area would still be adequate for the 2 bedroom unit and it also benefits from a larger communal area to the rear.

The site's planning and appeal history has been taken into account when coming to this decision. Two comments were received from adjacent occupiers; the resident from the flat above is in support of the scheme while the neighbour at 14 Lawford Road requested that the new kitchen window be obscurely glazed. It is not considered necessary for the window to be obscurely glazed and a condition to this effect would be onerous.

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, 56-68 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment