

Mr Tom Young  
TYA  
19 Bassett Street  
London  
NW5 4PG  
United Kingdom

Application Ref: **2015/2385/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

24 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**60 Lawford Road**  
**London**  
**NW5 2LN**

Proposal: Erection of single storey rear extension.

Drawing Nos: A 01 01, A 01 05, A 02 05, A 02 06, A 01 07 Rev a, A 02 11 Rev a, A 02 20 Rev a and A 03 06 Rev 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 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:

A 01 01, A 01 05, A 02 05, A 02 06, A 01 07 Rev a, A 02 11 Rev a, A 02 20 Rev a and A 03 06 Rev a.

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 modest in scale and respects the character and setting of neighbouring buildings. The materials are sympathetic to the host building being brickwork on the lower half to match the main property, timber framing and glazing on the upper portion and a zinc roof. The lightweight extension has an adequate depth and height, subordinate to the host building. The position of the extension at the rear of the site means the development would not be visible from the public realm.

Although the rear extension would be full width, the lightweight materials, the location of the property (near the end of Lawford Road with truncated garden) and sufficient open garden space mean the development is considered acceptable in design terms.

The extension would not harm the amenity of adjoining residential occupiers in terms of loss of light given the adequate depth of 3.1metres. The extension will face the rear garden and therefore there are no concerns regarding loss of privacy. There will be limited light spill as the roof is solid zinc with three modest rooflights rather than a fully glazed roof.

Neighbouring occupiers were consulted on the application. One comment has been received prior to making this decision and duly taken into account. The site's planning history was taken into account in 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.

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, 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