

Mr Cristian Marcos
Emrys Architects
CAP House
9-12 Long Lane
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United Kingdom

Application Ref: **2015/2674/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

10 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
10 C Lyme Terrace
London
NW1 0SN

Proposal:
Erection of roof level extension with roof terrace in front elevation

Drawing Nos: 1503-0100-AP-000 Rev PL01, 1503-12.04-REP 003_DAS, 1503-0100-AP-001 Rev PL01, 1503-0100-AP-002 Rev PL01, 1503-0100-AP-003 Rev PL01, 1503-0100-AP-004 Rev PL01, 1503-0400-AP-001 Rev PL05, 1503-0200-AP-003 Rev PL05, 1503-0300-AP-001 Rev PL05, 1503-0200-AP-002 Rev PL05, and 1503-0200-AP-001 Rev PL05.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

1503-0100-AP-000 Rev PL01, 1503-12.04-REP 003_DAS, 1503-0100-AP-001 Rev PL01, 1503-0100-AP-002 Rev PL01, 1503-0100-AP-003 Rev PL01, 1503-0100-AP-004 Rev PL01, 1503-0400-AP-001 Rev PL05, 1503-0200-AP-003 Rev PL05, 1503-0300-AP-001 Rev PL05, 1503-0200-AP-002 Rev PL05, and 1503-0200-AP-001 Rev PL05.

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided to the Local Planning Authority).

The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

Informative(s):

- 1 Reasons for granting permission:

Although some additional bulk shall be added to the building, the roof level extension shall be setback from the street elevation and behind the existing parapet minimising its presence in the streetscene. The extension shall preserve the butterfly roof form, the existing parapet and the rear staircase, which will retain the traditional character of the building. The contemporary design and high quality materials proposed for the extension shall articulate the new addition against the original property and are considered to preserve the character of the building and the conservation area.

The proposed roof level extension would not cause overshadowing to neighbours given the setback and location at high level. It is not considered overlooking would occur beyond the existing situation; given there are already windows at the second floor level and that outlook from 10C Lyme Terrace would be to the east across Royal College Street and to the south over the grand union canal. The

development shall improve the living accommodation for the existing flat, providing additional floor space and an outdoor amenity area.

No objections were received in relation to this application and the site history and appeal history have been taken into account in making 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 Planning (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 and 7.6 of the London Plan 2015 consolidated with amendments 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