

Mr Luigi Montefusco  
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27 Elizabeth Mews  
London  
NW3 4UH

Application Ref: **2016/0879/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

12 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**81 Lawn Road**  
**London**  
**NW3 2XB**

Proposal:  
Variation of condition 3 (approved plans) of planning permission 2015/4039/P dated 02/09/2015 (for a single storey rear extension, two storey side extension and associated works), namely to allow alterations to rear of two storey side extension; alterations to fenestration; removal of door on front elevation of side extension; insertion of boiler flue on side roof slope; alterations to front/side wall to enlarge parking space; addition of bin/bicycle storage on driveway.

Drawing Nos: 0049-A2001; 0049-A2002; 0049-A2003; 0049-A2004; 0049-A2005; 0049-A2006; 0049-A2007; 0049-A2008

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission 2015/4039/P shall be replaced with the following condition:



### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: 0049-A2001; 0049-A2002; 0049-A2003; 0049-A2004; 0049-A2005; 0049-A2006; 0049-A2007; 0049-A2008.

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

#### Informative(s):

##### 1 Reasons for granting permission

The revised window design on the side elevation is considered to be acceptable because the proposed windows would be more in keeping with the windows on the front and rear elevations of the property. Similarly, the proposed windows in the rear dormer would also be more in keeping with the windows on the rest of the property

The removal of the ground floor door on the front elevation would leave a blank wall and the proposal would detract from the symmetry between the neighbouring properties (Nos. 81 and 80). However, close boarded fencing already visually separates these two dwellings and the proposed bike and bin stores would partially screen the blank facade. Furthermore, the façade in question would be over 16 metres away from the pavement edge and the side element appears as a subordinate element of the overall building, and so the blank facade is considered to be acceptable.

At the rear of the two storey side element, the use of dark grey aluminium cladding with vertical aluminium bronze bars is considered to be acceptable because the aluminium bronze bars would match the finish on the ground floor sliding doors and the contrasting materials allow the original rear elevation of the host building to remain visible. Furthermore, the existing building already features cladding in this position.

The proposed boiler flue on the side roof slope would be small in size and it would be located in a discreet position to the rear of the projecting side window element, such that it would not be visible from the street.

At the front of the application site, the alterations to the boundary wall to provide a wider driveway are considered to be acceptable. The proposal will not increase on-site parking availability due to the siting of the proposed bike and bin stores towards the far end of the driveway and the proposal will not reduce on-street parking provision either. It is considered that the new curved boundary wall would make a positive contribution to the character and appearance of the street scene and the Parkhill Conservation Area.

The proposed combined bike and bin stores would be sited towards the far end of the driveway where they would not be prominent in the street scene. Cedar wood

is an appropriate material in the conservation area and it is considered that this represents a high quality and well-designed approach to bicycle and waste storage.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and 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, 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 2012.

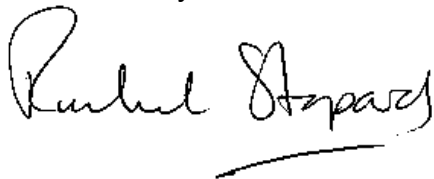
- 2 In good time, prior to the start of construction on site, the applicant is advised to contact Camden Transport Strategy Service on 020 7974 8804 regarding the works to the driveway/crossover.
- 3 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment

