

Michael Schienke
Vorbild Architecture Limited
31C Canteloves Road
London
NW1 9XR

Application Ref: **2016/4118/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

25 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
7 Lyme Street
London
NW1 0EH

Proposal:
Erection of lower ground floor side extension and glazed doors to the rear at lower ground floor level.

Drawing Nos: A-(10)-010, A-(10)-011, A-(11)-010, A-(12)-010, A-(13)-010B, A-(13)-011A, A-(14)-010A, A-(15)-010A,

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: A-(10)-010, A-(10)-011, A-(11)-010, A-(12)-010, A-(13)-010B, A-(13)-011A, A-(14)-010A, A-(15)-010A,

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission

The site is the Grade II Listed dwellinghouse 7 Lyme Street.

The application proposes the erection of a lower ground floor level side extension to the rear of the existing side entrance porch and the installation of glazed doors to the rear at lower ground floor level.

The proposed side extension would be a small addition located to the rear of the existing side porch with a depth of 2.25 m, width of 1.35 m and height of 2.42 m with a flat roof. This extension would have a design which would integrate well with the existing building in terms of the scale, design and detailed materials. The development would be sympathetic to the historic character of the Grade II Listed Building and the character of the conservation area. The proposed glazed windows to the rear would be installed on a non-original lower ground floor rear projection which is not visible from public vantage points. The proposed glazed doors would be centrally positioned and would have a sympathetic design.

Overall, the development would respect the character, setting, context and form of the listed building and neighbouring buildings and would preserve the character of the conservation area in accordance with policies DP24 and DP25.

The development would not result in a material amenity impact on neighbouring properties in terms of loss of light, outlook or noise in accordance with policy DP26.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area/Grade II Listed Building, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The planning history was taken into account when coming to this decision. Two

responses were received to the consultation with objections which related to earlier version of the scheme. Historic England and The Victorian Society objected to the original application due to the roof extensions; however, these elements have been removed from the revised application. Historic England and The Victorian Society are not statutory consultees on the revised application.

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 2016; and The National Planning Policy Framework.

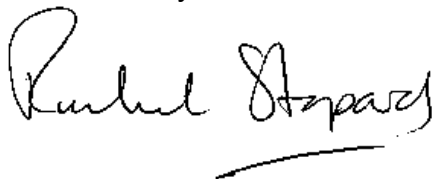
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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.
- 3 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).

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



Rachel Stopard
Executive Director Supporting Communities