

Mr David Money
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21 Claylands Place
London
SW8 1NL

Application Ref: **2017/0517/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

10 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Lisburne Road
London
NW3 2NR

Proposal: Erection of a full width single storey rear extension, side return extension with small courtyard all associated with additional ancillary residential floorspace (Class C3).

Drawing Nos: Site plan, 2.03.01, 2.03.02, 2.03.03, 2.03.04, 2.04.01, 2.05.01, 2.06.01, 2.12.01, 2.12.02, 2.12.03, 2.12.04, 2.12.03, 2.13.01, 2.13.02, 2.13.04, 2.14.01, 2.06.01 and Design and Access Statement dated January 2017.

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 Site plan, 2.03.01, 2.03.02, 2.03.03, 2.03.04, 2.04.01, 2.05.01, 2.06.01, 2.12.01, 2.12.02, 2.12.03, 2.12.04, 2.12.03, 2.13.01, 2.13.02, 2.13.04, 2.14.01, 2.06.01 and Design and Access Statement dated January 2017.

Reason:

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

- 4 Prior to commencement of development, full details in respect of the green roof, including section showing roof and substrate build up, details of planting species and a scheme of maintenance, shall be submitted to and approved in writing by the local planning authority.

The development shall not be completed other than in accordance with the approved details.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, and DP23 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

There are examples of side return and rear extension that were granted planning consent such as, no. 54 (2012/0271/P) and no. 60 (2010/5748/P) planning consent were granted for side return extensions at 37 (2011/5071/P) and no.2 (2015/2860/P) Lisburne Road. The host building, like the rest of the street, has an original two storey closet wing. It is proposed to erect a single storey extension to wrap around it. The extension would infill most of the space between the side return and the boundary wall with a maximum depth of 6.3m, leaving a small lightwell to the rear approximately 1.5m deep x 1.9m wide to the flank elevation, the extension would also extend beyond the existing closet wing by approximately 2.9m in deep and be full width approximately 5.3m wide and 3m high.

The rear elevation of the extension would feature full height folding doors with reclaimed London stock bricks to match the original appearance of the host building. The infill section would have flat roof with glazed rooflight and a sedum

roof is proposed. A condition would be attached for the green roof details to be submitted prior to construction. The design and materials are considered appropriate and are not considered to harm the appearance of the building. No objection is raised to the proposed decking area to the rear.

In terms of overall size, the proposal would allow for the retention of a reasonably sized garden. There are similarly deep extensions on either side which are not as wide. Although the proposed extension might be inappropriate in an area which has an unspoilt rear building line, the proposal is considered acceptable in the context of the neighbouring buildings. Notwithstanding this, when viewed in context with the other extensions on the rest of the street, the proposed extension in this setting would be acceptable in this instance as more than half the properties have rear extensions.

The proposed extension would be approximately the same depth as no. 18 which benefits from a single storey rear extension. On the rear elevation the proposed extension would be set below the raised parapet line on the boundary and would maintain a similar depth into the rear garden. As such, the extension beyond the existing rear closet wing is not considered to affect daylight or sunlight nor contribute to a sense of enclosure.

The side extension would face No.14 which benefits from a series of windows along the side elevation. The outlook from largest window would not be significantly compromised due to it facing the new boundary fence at the point where the courtyard/lightwell is being proposed. There would be some impact on daylight and to the outlook from the smaller window and to the flank elevation of the single storey extension. However, the impact on the loss of light would not be significant as the room has the benefit of dual aspect with extensive glazing into the rear garden. As such, the impact would not be significantly harmful in terms of privacy, receipt of daylight or increased sense of enclosure and is considered to be acceptable in terms of policy DP26.

One comment was received from Mansfield CAAC who raised no objection. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS5, CS13, CS15 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework and with Policies A1, D1, D2, of the Camden Local Plan Submission Draft 2016.

- 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.

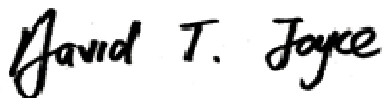
- 4 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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



David Joyce
Director of Regeneration and Planning