

Ms Lucia Pflucker
Lucia Pflucker Architecture Ltd
66A Rathcoole Gardens
London
N8 9NB

Application Ref: **2017/2440/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

14 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**6 Lyme Terrace
London
NW1 0SN**

Proposal: Erection of part single, part two storey rear extension; replacement of front and rear windows; removal of existing front external metal staircases at lower ground floor level, to facilitate conversion of 2 flats (1 x 1 bed & 1 x 3 bed) into 1 x single family dwellinghouse (4 bed).

Drawing Nos: AR-01 Rev. 01; AR-02 Rev. 03; AR-03 Rev. 03; AR-04 Rev. 04; DM-01 Rev. 02; DM-04 Rev. 02; EX-01 Rev. 01; EX-02 Rev. 01; EX-03 Rev. 01; EX-04 Rev. 02; LP-01 Rev. 00; SK-02 Rev. 01; Design and Access Statement (dated June 2017); Site Photos.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans AR-01 Rev. 01; AR-02 Rev. 03; AR-03 Rev. 03; AR-04 Rev. 04; DM-01 Rev. 02; DM-04 Rev. 02; EX-01 Rev. 01; EX-02 Rev. 01; EX-03 Rev. 01; EX-04 Rev. 02; LP-01 Rev. 00; SK-02 Rev. 01; Design and Access Statement (dated June 2017); Site Photos.

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

- 4 The flat roofs of the rear extensions hereby approved shall not be used at any time as an external terrace/balcony, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies G1 and A1 of the Camden Local Plan Submission Draft 2016.

Informatives:

- 1 Reasons for granting permission.

The proposal consists of the conversion of two existing flats to form a 4 bedroom dwellinghouse. This would result in the net loss of one residential unit. Policies DP2 and CS6 seek to protect a range of housing sizes and types by resisting development that would involve the net loss of two or more homes. As the proposal would involve the loss of one residential unit, it is considered to comply with these policies.

The proposal would not result in any additional traffic generation as there would be a reduction in the number of residential units; it would not result in any increased pressure to on-street parking and it is therefore considered that a car-free development would not be required in this instance.

The proposed lower ground floor extension would be full-width and would extend 3.0m forward of the rear building line, with the part upper ground floor extension extending 3.5m in width from the boundary with No. 7 Lyme Terrace. The extension would be constructed in London stock brick to match the host building, and two new double glazed timber framed windows of a proportionate size and positioning would be inserted into the rear elevation at upper ground floor level. The lower ground floor rear fenestration would incorporate double glazed aluminium framed sliding doors, which are considered acceptable given their siting at lower ground floor level.

The proposed extension would not be visible from the public realm, and it is considered that the extension overall would remain subordinate to the host building in terms of design, form and scale, and would not detract from the design and proportions of the host building. The extension would allow for the retention of a reasonably sized rear garden.

All replacement front and rear windows would be double glazed and timber framed in the same detailed design as the existing windows, and the front metal staircase to the lower ground floor flat would be removed.

Overall, the proposal would respect and preserve the design and proportions of the host building and the character and appearance of the Regents Canal Conservation Area.

The proposed two storey rear extension would adjoin the original three storey closet wing at No. 7, and the single storey rear extension would partly adjoin the two storey rear extension at No. 5. As such, the proposed rear extension is not considered to have a significant adverse impact on the amenity of adjoining occupiers in terms of loss of daylight, sunlight, outlook or privacy.

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 2013.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP2, DP5, DP16, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, D1, D2, G1, H1, H3, H6, H7 and T2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012.

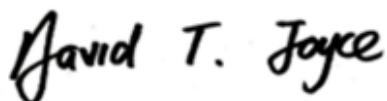
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's 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.
- 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).
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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