

Mr David Eland
OzkurtEland
58 Summerhill Road
London
N15 4HD

Application Ref: **2017/2855/P**
Please ask for: **Evelyn Jones**
Telephone: 020 7974 **2783**

7 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
15 Lawford Road
London
NW5 2LH

Proposal:

Ground floor single storey infill extension and the replacement of the existing second floor copper rear extension with a zinc extension. The replacement of the existing sash windows with timber sash windows and the installation of PV solar panels to the front and side elevation on the building.

Drawing Nos: 28-300, 28-301, 28-302, 28-303, 28-304, 28-305, 28-306, 28-307, 28-308, 28-309, 28-400, 28-401, 28-402, 28-403, 28-404, 28-405, 28-406, 28-407, design and access statement

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 28-300, 28-301, 28-302, 28-303, 28-304, 28-305, 28-306, 28-307, 28-308, 28-309, 28-400, 28-401, 28-402, 28-403, 28-404, 28-405, 28-406, 28-407, design and access statement

Reason:

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

- 4 Before the development is commenced, a sample panel of the zinc cladding demonstrating the proposed colour and texture shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission. The ground floor, single storey infill extension would measure 3.8m wide, 3.9m deep and 3.6m high. The rear elevation would have three full height windows and a zinc roof with a skylight. The ground floor single storey rear extension would be subservient to the host property and is considered a sympathetic contemporary addition. The proposed ground floor infill extension, by virtue of its location and scale, is not considered to cause undue hard to the neighbouring properties. The extension would be of a size considered suitable in this setting.

The replacement of the existing second storey rear mansard addition with a contemporary second storey rear extension is welcomed as the current structure is out of keeping with the character and appearance of the conservation area and detracts from the original features of the building. The massing of the proposed extension is considered an improvement and a lightweight partially glazed structure would complement the host building and enhance the character and appearance of the conservation area.

The removal of the existing structure and the addition of the proposed new extension would reveal a currently hidden window allowing natural light to the second floor hallway. The materials would match those proposed for the ground floor infill extension creating a distinct contrast between the original features of the property and the new additions.

The windows in the proposed second floor extension would be obscure glazed to reduce the potential impact the development would have on the amenity of neighbouring properties.

The replacement of an existing window with a door on the rear elevation and the replacement of the existing windows is considered acceptable. The new door and the window on the rear elevation of the outrigger would complement the new ground floor and second floor additions to the property.

The addition of PV solar panels to the front elevation of the property is considered acceptable and complies with the council's aim to encourage the use of renewable energy.

No objections were received prior to determining this application and the site's relevant history has been taken into account.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

The proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and the London Plan 2016 and the National Planning Policy Framework.

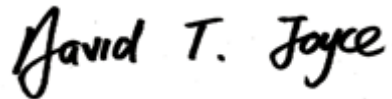
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 that 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, Judd St, Kings Cross, London NW1 2QS (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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning