

Mr David Snaith  
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London  
SE1 3ER

Application Ref: **2017/5605/P**  
Please ask for: **Emily Whittredge**  
Telephone: 020 7974 **2362**

18 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**3 Lupton Street**  
**London**  
**NW5 2JA**

Proposal:  
Erection of single storey rear extension at lower ground floor level, and external alterations.

Drawing Nos: 0254D07P2, 0254D05P2, 0254D08P1, 0254D06P1, 0254F03P1,  
0254F02P1, 0254F01P1, 0254F04P1.

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: 0254D07P2, 0254D05P2, 0254D08P1, 0254D06P1, 0254F03P1, 0254F02P1, 0254F01P1, 0254F04P1.

Reason:

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

- 4 The roof of the extension hereby approved shall not be used as a terrace or amenity space of any kind, and shall not be used other than for essential maintenance or repair, or escape in case of emergency.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of the relevant part of the development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, D1 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The application seeks to erect a single storey rear extension at lower ground floor level measuring 4.2m deep, 5.8m wide (full-width) and 2.6m high, to replace a conservatory measuring 4.3m deep, 5m wide, with a hipped roof 1.8m high at the eaves and 2.7m at the ridge. The proposal includes minor external alterations to the front and rear.

The proposed extension would be appropriate and sympathetic to the host building

in terms of scale, form, design, materials and detailing. The design is of high quality, incorporating a green roof, and the development would not cause harm to the character or appearance of the adjacent conservation area. The proposed alterations to the front elevation, including formation of a store underneath the existing front steps, would have no adverse impact on the streetscene.

Objections have been received from the occupant of the lower maisonette of 5 Lupton Street and from the freeholder on the grounds of a loss of light and a loss of outlook in respect of the lower ground floor level dining room of the occupant's property. The lower floor is arranged as an open plan living-dining room served by large glazed doors, with the original outshot forming a small utility room located between the dining area and the garden. The principal source of light and outlook to the open-plan habitable rooms is from the west-facing glazed doors, with the utility room door and window providing secondary sources of light and outlook. Amenity is already impacted by existing timber stairs that link the garden to the top floor of the maisonette at 5 Lupton Street. Given the above and given the scale of the proposed extension, officers consider that there would be no material impact in terms of loss of light.

The proposal includes the installation of a new window in the former opening of the ground floor door, which would be fixed (non-opening) to prevent access to the flat roof. A condition is proposed to be added to the permission to prevent use of the roof as an amenity area, and as such the development would not result in overlooking to the adjoining properties.

It is not considered that the proposed development would lead to a material loss of light or outlook, and it would not impact upon the principal garden space of the lower maisonette at no. 5. The development would not affect the amenity of no. 1 due to the 6.7m offset between the two buildings. The development is therefore considered to be acceptable in terms of impact on amenity.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D2. The proposed development also accords with Policy D3 of the Kentish Town Neighbourhood Plan, the London Plan 2016, and the National Planning Policy Framework 2012.

- 2 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).
- 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 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

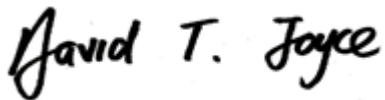
difficulty in carrying out construction other than within the hours stated above.

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 initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning