

Mr Elie Osborne
4D Planning
86-90 Paul Street 3rd Floor
London
EC2A 4NE

Application Ref: **2017/6512/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

24 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Lisburne Road
London
NW3 2NS

Proposal: Proposed erection of single storey rear infill extension

Drawing Nos: 3LR01, 4D01 Rev: A, 4D02 Rev: A, 4D03 Rev: A.

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:

3LR01, 4D01 Rev: A, 4D02 Rev: A, 4D03 Rev: A.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is a typical single storey side infill extension within the side lightwell of the subject dwellinghouse. The proposed extension would have a pitched roof design with a glazed roof and eaves height measuring 2m along the shared boundary with the adjoining property no. 1. It would appear as a subservient addition to the main dwelling; its design and matching materials are appropriate to the house and area. Similarly the proposed window to the rear of the extension is considered suitable in design terms given its modest scale and rear setting. The proposal is considered to preserve the character and appearance of the conservation area.

The proposed extension would not project beyond the existing two storey rear outrigger currently in situ at the subject property and would therefore not affect the amenities of no. 5. The proposed extension would not project beyond the existing side infill extension in situ at no. 1. Its impact would therefore be mitigated by the existing built form at this adjoining property. Given the proposal's modest scale and location, the extension would not give rise to any detrimental impact on the residential amenity of neighbouring occupiers.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

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.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. 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 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.

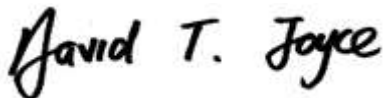
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning