

Application ref: 2017/6153/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 1 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

Haines Phillips Architects
Tankerton Works
12 Argyle Walk
London
WC1H 8HA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B

**6 Lawford Road
London
NW5 2LN**

Proposal:

Alterations to the rear extension window/door opening and to the fenestration of the rear conservatory at lower-ground floor level.

Drawing Nos: Proposed plans: 175.14/008C, 011C, 021C, 023C and 031C.

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 policies 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 175.14/008C, 011C, 021C, 023C and 031C.

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

Informative(s):

- 1 Reasons for granting planning permission:

Planning consent is sought for alterations to the fenestration of conservatory and single storey extension located to the rear of the ground floor flat. The alteration proposed to the rear conservatory involves the replacement of the existing glazed door with a simple translucent glazing; removing access from this part of the conservatory into the rear garden. This will reduce overlooking from the neighbouring properties.

The fenestration of the rear extension would be altered and the door, windows and roof lantern would be replaced with retractable door to allow much needed natural light into the centrally located lounge. The proposed changes to the fenestration treatment of the rear extensions would not have an impact that would be detrimental to the overall appearance of the Bartholomew Estate Conservation Area. Thus, the proposal would be in general accordance with policies D1 and D2 of the Local Plan 2017.

The obscured glazing proposed to the roof and side panel of the rear conservatory would limit the loss of privacy and overlooking due to the flats above and the views from the Hospital car park to the flank (west) elevation at to 2 Batholomew Road. In terms of the neighbouring amenity the full impact of the scheme has already been assessed by virtue of the original approval, dated 22/04/2015, under planning reference number 2014/7849/P. In the context of the permitted scheme, it is considered that these additional amendments would not have any material effect on the approved development.

Considerable importance and weight has been attached to the harm and 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 (ERR) 2013.

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

As such, the proposed development is in accordance with policies D1 (Design) and D2 (Heritage) of London Borough of Camden Local Plan 2017. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016, the National Planning Policy Framework, and the Kentish Town Neighbourhood Plan 2015.

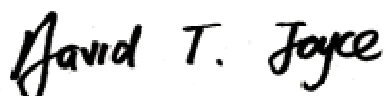
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce
Director of Regeneration and Planning