

Application ref: 2017/6314/P  
Contact: Lisa McCann  
Tel: 020 7974  
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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Feldman Design Company Limited  
2 Belsize Park Mews  
NW3 5BL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**18 Lisburne Road**  
**London**  
**NW3 2NR**

Proposal:  
Proposed erection of single storey ground floor rear and side extension

Drawing Nos: LR01, LR11, LR12, LR13, LR14A, LR15, LR21, LR22, LR23A, LR24C, LR25B, LR26C, LR27.

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:

LR01, LR11, LR12, LR13, LR14A, LR15, LR21, LR22, LR23A, LR24C, LR25B, LR26C, LR27.

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The proposal includes a typical single storey side infill extension within the side lightwell of the subject dwellinghouse. The proposed extension would extend rearwards to a depth of 2.7m beyond the rear wall of the original two storey outrigger creating a wraparound L-shaped extension. It would have a pitched glazed roof design measuring a height of 3m at the eaves. It would appear as an acceptable addition to the main dwelling; its design and materials are considered appropriate to the house and area. Similarly the proposed rooflight to the rear roofslope is considered suitable in design terms given its modest scale and rear setting. Overall the proposal is considered to preserve the character and appearance of the conservation area.

The proposed extension would not project beyond the existing single storey rear extension currently in situ at no. 20 and would therefore not affect the residential amenity of this adjoining property. Given the proposal's scale, the extension would not give rise to any detrimental impact on the residential amenity of no 16. A site visit also confirmed that works are currently being implemented on site at no 16 for

a single storey side and rear extension which was granted permission under planning reference 2017/0517/P. This extension will further help to mitigate the impact of the proposal on the residential amenity of no. 16.

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.

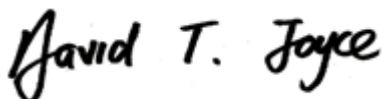
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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