

Application ref: 2018/3491/P  
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Date: 3 October 2018

**Development Management**  
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Martins Camisuli Architects  
Unit 1  
2a Oakford Road  
London  
NW5 1AH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**6 Laurier Road**  
**London**  
**NW5 1SG**

Proposal:  
Erection of single storey rear and side infill extension; enlargement of 2nd floor rear window; replacement of upper ground floor rear window.

Drawing Nos: MC/184(01)\_01; MC/184(01)\_02; MC/184(01)\_03; MC/184(01)\_04;  
MC/184(02)\_01 Rev. A; MC/184(02)\_02 Rev. A; MC/184(02)\_03 Rev. A;  
MC/184(02)\_04 Rev. A; Design and Access Statement (prepared by Martins Camisuli,  
dated 26/09/2018); Site Location Plan.

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 MC/184(01)\_01; MC/184(01)\_02; MC/184(01)\_03; MC/184(01)\_04; MC/184(02)\_01 Rev. A; MC/184(02)\_02 Rev. A; MC/184(02)\_03 Rev. A; MC/184(02)\_04 Rev. A; Design and Access Statement (prepared by Martins Camisuli, dated 26/09/2018); Site Location Plan.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would infill the rear side gap between the existing three-storey closet wings of Nos. 6 and 4 Laurier Road, in line with the rear building line of the closet wings. The extension would be constructed using brick to match the host building, but would include aluminium-framed sliding doors of a contemporary style across the entire rear fenestration at lower ground floor level. The extension and rear elevation at lower ground floor level would not be visible from the public realm, and it is considered that the extension overall would remain subordinate to the host building in terms of design, form and scale.

The majority of windows located above three-storey closet wings along this side of Laurier Road have been replaced with doors to facilitate the use of the roof of the closet wing as a terrace. There are existing railings around the closet wing at No. 6 and the proposed enlargement of the third floor window from a two panel to a three panel sash window to enable access onto the terrace above the closet wing is considered acceptable in design terms. The replacement of the existing upper ground floor closet wing window with a double-glazed timber framed window to match the existing is considered to be a minor alteration with appropriate materials which would be in keeping with the character of the host dwelling.

Overall, the proposal would respect and preserve the design and proportions of the host building and the character and appearance of the Dartmouth Park Conservation Area.

It is not considered that the proposed extension would have a detrimental impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy, as it would not extend forward of the existing rear building line of the closet wings at Nos. 6 and 4 Laurier Road. The roof terrace above the rear closet wing is already in situ, and given the separation distance of approximately 33m between the roof terrace and the rear building line of

Nos. 25-31 Woodsome Road to the north, it is not considered that the installation of an enlarged window to facilitate easier access to this terrace would harm the amenity of the occupiers of Nos. 25-31 in terms of loss of privacy through overlooking.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2018.

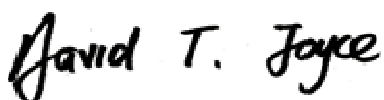
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



David Joyce  
Director of Regeneration and Planning