

Application ref: 2019/4053/P
Contact: Alyce Jeffery
Tel: 020 7974
Date: 28 October 2019

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

JLL
30 Warwick Street
London
W1B 5NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**47 Lancaster Grove
London
NW3 4HB**

Proposal: Replacement of the existing zinc flat roof with felt roof covering; increase to the height of the roof tile ridge; replacement of two rooflights and installation of a man-safe system.

Drawing Nos: Site Location Plan; 14918G-F0-ELEVATIONS_Existing; 14918G-F0-ROOF_Existing; 14918G-F0-ELEVATIONS-PROPOSED; 14918G-F0-ROOF_PROPOSED_F1; Covering Letter and Planning Statement; Design and Access Statement.

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: Site Location Plan; 14918G-F0-ELEVATIONS_Existing; 14918G-F0-ROOF_Existing; 14918G-F0-ELEVATIONS-PROPOSED; 14918G-F0-ROOF_PROPOSED_F1; Covering Letter and Planning Statement; Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission-

The application site contains a three-storey detached red brick dwelling located within the Belsize Park Conservation Area. The site does not contain a listed building, however in the Belsize Park Conservation Area Statement, no. 47 is listed as a building which makes a positive contribution to the character and appearance of the area. The northern side of Lancaster Grove is characterised by similar dwellings, all of which are oriented in a south west facing direction.

The applicant proposes to replace the defective zinc roof with a felt roof covering, which officers considered acceptable as it would not be visible from public views, and therefore would harm the character and appearance of the conservation area. To facilitate the roof replacement, the roof ridge would be raised by 110mm. Officers note that the increased roof ridge height would not be visible from ground floor level adjacent no. 47, it may be visible from long views along Lancaster Grove. However, owing to the existing gaps between the detached dwellings, together with the angled orientation of the dwellings, officers do not consider the 110mm increase in roof height would adversely alter the character and appearance of the dwelling, and as such, would not harm the character and appearance of the streetscape or the surrounding conservation area.

The existing 2no. dormer rooflights atop the flat roof would be replaced with rooflights to match the existing. The Council's Conservation officer has been consulted and raised no objections to the proposed development. The proposal is considered acceptable in design terms as it would comply with Council's policies D1 and D2.

Due to the minor nature of the works, officers do not consider that the proposal would impact on the amenity of adjoining neighbours in terms of loss of privacy, overlooking, noise and disturbance, loss of daylight/sunlight and as such, would comply with Council's policy A1.

A site notice was displayed and a press notice published. No objections have been received prior to making this decision. The site's planning history was taken into account in 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 proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.


- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer