

Application ref: 2020/2126/P
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Date: 11 September 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Planning & Party Wall Specialists Ltd
39 Shirley Way
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
45 Lancaster Grove
London
NW3 4HB

Proposal: Erection of ground floor rear extension and reinstatement of ground floor rear bay window all in connection with the existing ground floor flat.

Drawing Nos: Site location plan; LG.10.02; LG.10.04 A; LG.10.05 A; IN.20-RMF-A-10-001 rev 1; IN.20-RMF-A-10-002 rev 1; IN.20-RMF-A-20-001 rev 1; IN.20-RMF-A-20-002 rev 1; IN.20-RMF-A-20-003 rev 1; IN.18-RMF-A-30-001 rev 1; IN.18-RMF-A-30-002 rev 1.

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; LG.10.02; LG.10.04 A; LG.10.05 A; IN.20-RMF-A-10-001 rev 1; IN.20-RMF-A-10-002 rev 1; IN.20-RMF-A-20-001 rev 1; IN.20-RMF-A-20-002 rev 1; IN.20-RMF-A-20-003 rev 1; IN.18-RMF-A-30-001 rev 1; IN.18-RMF-A-30-002 rev 1.

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

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and details submitted to be approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or prior to the occupation of the extension whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable

period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 8 The ground floor windows and double doors on the western and eastern side elevations of the proposed extension hereby approved shall be obscure glazed to an internal height of 1.7m and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

In the recent appeal decision dated 03/03/2020 a similar single storey extension at the rear of the property was dismissed (ref 2018/1153/P). The Inspector stated that the length of the extension at 8m was "not out of keeping with the substantial footprint of the large host building". Given the Inspector's findings the length of the proposed extension at 8m is considered acceptable. The Inspector did raise concerns about the height and design of the previously refused scheme which included a pitched roof that paid little regard to the finer architectural detailing of the host property including the brickwork detailing, with 3 string courses (particularly the lower string course), relief quoins and relief detailing below the first floor windows. These details were considered by the Inspector to contribute significantly to the overall character of the building and are reflective of the high quality and status of the original building. The proposed single storey extension includes a pitched roof design. Following discussions with the applicant the drawings have been revised to reduce the height of the extension to ensure that the lower string course details at first floor level are retained on the rear elevation of the main building and can be read and appreciated from longer views. The height and design of the extension would respect these finer architectural details and would therefore preserve the character and appearance of the building and would be considered acceptable. The low eaves height of the extension together with the

extensive glazing is considered acceptable. A condition would be attached to any permission requiring the submission of a brick sample to ensure that it matches the existing brickwork of the main house.

The existing rear ground floor bay window would be retained as part of the works. This element of the scheme is similar to the approved scheme in June 2017 (ref 2015/2534/P) in that it allows for the retention and appreciation of the existing bay window that has been identified as a feature of merit and is therefore considered to preserve the character and appearance of the building and the surrounding conservation area.

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.

Given the siting, scale and nature of the proposed extension it is not considered to result in any harm to the residential amenities of neighbouring properties in terms of loss of daylight or sunlight. The proposed single storey rear extension would include a set of full height double glazed door openings on the eastern elevation and two picture windows on the western side elevation. The windows in the western elevation would be approx. 5.8m from the boundary of the neighbouring property at no. 43a and the windows in the eastern elevation would be 1.5m from the boundary with no. 47. Due to the orientation and stepping of the buildings the windows would not provide direct views into neighbouring windows or gardens. However a condition would be attached to any permission to obscure glaze the windows in the western side elevation to restrict light spill and this would also remove the potential for any further overlooking from these windows. Two skylights would be installed on the roof of the extension. Any views out of the skylight towards the neighbouring windows in the rear elevation of the upper floors of the application building itself would be restricted by the parapet. It is not considered that there would be any direct overlooking or loss of privacy to neighbouring properties. Due to its size and scale the extension would not result in a sense of enclosure to the windows or garden of the neighbouring properties and would be considered acceptable.

- 2 The proposal does not include the removal or works to any trees. However given the nature of the works and their close proximity to a row of trees along the eastern boundary in the rear garden a condition would be attached to any permission requiring the submission of details of tree protection measures to be installed during the works to the extension to protect the existing trees.

A proposed decking area is shown on the proposed plans. No details have been provided regarding materials. A condition is recommended to require submission of full details of the hard and soft landscaping to ensure that the garden area has been reinstated with a sufficient degree of planting to contribute to the biodiversity of the area and to ensure a reasonable standard of visual amenity in accordance with policies D1 and D2.

No objections have been received during the course of the application. The planning history of the site has been taken into account when coming to

this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, Intend to Publish London Plan 2019 and the National Planning Policy Framework 2019.

- 3 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.
- 4 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).
- 5 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.

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 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Director of Economy, Regeneration and Investment