

Application ref: 2020/3150/P
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Date: 17 November 2020

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

Phone: 020 7974 4444

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www.camden.gov.uk/planning

LBMVarchitects
72 Havesrtock Hill
London
Nw3 2BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**5 and 5 lower ground Lawn Road
London
NW3 2XS**

Proposal:

Change of use of 1 x 1b flat and 1x 4 bed into a 1 x 5 bed dwellinghouse. Alterations to existing side element including erection of lower ground floor rear extension and associated terrace extension at upper ground, alterations to front/rear fenestration, replacement rear external staircase and insertion of 2x rooflights. Installation of 5x rear and side rooflights on main roof, replacement rear fenestration at lower ground floor. Replacement of timber windows with double glazing. Erection of front gates and front/side railings. Front/rear landscaping alterations.

Drawing Nos: A1001 Rev.4; A1002 Rev.4; A1003 Rev.4; A1004 Rev.4; A1005 Rev.4; A1006 Rev.4; A1007 Rev.4; A1008 Rev.4; A1009 Rev.4; A1010 Rev.4; A1011 Rev.4; A1012 Rev.4; A1013 Rev.4; A2001 Rev.5; A2002 Rev.5; A2003 Rev.5; A2004 Rev.5; A2005 Rev.5; A2006 Rev.5; A2007 Rev.5; A2008 Rev.5; A2009 Rev.5; A2010 Rev.5; A2011 Rev.5; A2012 Rev.5; A4001 Rev.5; A4002 Rev.5; A4003 Rev.5; A4004 Rev.5; A4005 Rev.5; A4006 Rev.5; A4007 Rev.5 and Arboricultural Survey & Impact Assessment by Marcus Foster Arboricultural Design & Consultancy dated 4th May 2019.

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:

A1001 Rev.4; A1002 Rev.4; A1003 Rev.4; A1004 Rev.4; A1005 Rev.4; A1006 Rev.4; A1007 Rev.4; A1008 Rev.4; A1009 Rev.4; A1010 Rev.4; A1011 Rev.4; A1012 Rev.4; A1013 Rev.4; A2001 Rev.5; A2002 Rev.5; A2003 Rev.5; A2004 Rev.5; A2005 Rev.5; A2006 Rev.5; A2007 Rev.5; A2008 Rev.5; A2009 Rev.5; A2010 Rev.5; A2011 Rev.5; A2012 Rev.5; A4001 Rev.5; A4002 Rev.5; A4003 Rev.5; A4004 Rev.5; A4005 Rev.5; A4006 Rev.5; A4007 Rev.5 and Arboricultural Survey & Impact Assessment by Marcus Foster Arboricultural Design & Consultancy dated 4th May 2019.

Reason:

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

- 4 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

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 A2 and A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved arboricultural method statement. The protection shall then remain in place for the duration of works on site and the recommendations followed, unless otherwise agreed in writing by the local authority.

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.

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 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.
- 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 proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer