

Application ref: 2020/4557/P
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Date: 3 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
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4D Planning
86-90 Paul Street
3rd Floor
London
EC2A 4NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
29 Lisburne Road
London
NW3 2NS

Proposal:
Erection of a rear dormer window and a replacement rear dormer for access to existing roof terrace.
Drawing Nos: 4D01 Rev B; 4D02 Rev C; 4D03 Rev B; 4D04 Rev B; 4D05 Rev C; 4D01OS.

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: 4D01 Rev B; 4D02 Rev C; 4D03 Rev B; 4D04 Rev B; 4D05 Rev C; 4D01OS.

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

Informative(s):

- 1 Reasons for granting permission:

The application building has a three storey closet wing with a flat roof and a terrace on top, accessed through an existing dormer. The terrace and dormer were granted permission back in 1985.

The proposal would enlarge the existing roof dormer projection, to include a glazed door and a window. This would have a slender appearance and sit adjacent to the party wall with no. 27, and set down from the roof ridge. It is noted that due to its vertical projection, to provide access, the extension would not be set in from all roof margins; however, when applying the guidance in CPG Home Improvements and considering other existing extensions within the vicinity of the site, such as an identical development at no. 23 Lisburne Road approved in 2006 (ref 2006/3680/P), it is considered acceptable. In terms of detailed design, the proposed dormer would be clad in roof tiles to match existing. The proposal would maintain the pattern of the existing fenestration on the rear elevation and a subordinate appearance to the ones below, which would preserve the character and appearance of the host building and wider terrace.

A new modest dormer window is proposed to sit proportionally within the rear roof slope, again identical to the dormer approved at no. 23 Lisburne Road. This would have slim cheeks on a horizontal shape, maintaining even distances to the existing roof margins and the other proposed roof extension. The dormer would have a large proportion of glazing on timber frames, subordinate to the windows below, which would fit in with the character of the host building and terrace row.

Overall, the proposed roof extensions would be subordinate to the roofslope, and similar in terms of scale and appearance to the existing dormers at no. 23 Lisburne Road. They would preserve the existing character and appearance of the host building and wider 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.

In relation to the impact on neighbouring amenity, the proposed roof extensions due to their nature and position are not considered to cause loss of light, outlook or privacy.

One objection was received prior to making this decision. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2021.

- 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 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 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', written in a cursive style.

Daniel Pope
Chief Planning Officer