

Application ref: 2021/0692/P
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Date: 22 April 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Shinz Design Consultancy
Prospect House
2 Athenaeum Road
London
N20 9AE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
45 Lawford Road
London
NW5 2LG

Proposal:
Erection of single storey rear extensions at ground floor level.

Drawing Nos: 230_003: 000_PL1, 100_PL1, 110_PL1, 200_PL1, 300_PL1, 310_PL1, 320_PL1
230_004: 100_PL1, 110_PL1, 200_PL1, 300_PL1, 310_PL1, 320_PL1
Design & 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 drawings:

230_004: 100_PL1, 110_PL1, 200_PL1, 300_PL1, 310_PL1, 320_PL1

Reason:

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

Informative(s):

- 1 The proposed single storey extensions to the existing utility room and glazed summer room would align with the existing two storey rear outrigger and would not detract from original form of the building or the character or appearance of the Bartholomew Estate Conservation Area. There are rear extensions of a similar or greater depth on many of the similar neighbouring houses on this (southern) side of Lawford Road and the siting and scale of the proposals would not be out of character or harmful to the visual amenity or heritage of the area.

The extensions would be undertaken in matching materials (brick, glass) with timber framed windows and doors and the architectural character of the building and the appearance of the Conservation Area would be preserved.

The palm tree which is to be removed in the rear garden is of low visibility from the public realm and is not considered to significantly contribute to the character and appearance of the Conservation Area. As such its removal is acceptable in planning terms.

The development is considered to preserve the character and appearance of the 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.

The extended family room would have a maximum height of 3.25m above ground level. It would extend 2.25m in depth beyond the rear elevation of the attached property, 47 Lawford Road. Sloping down to the rear, the extension would not appear unduly overbearing or result in significant overshadowing of the garden or adjoining room which has a window approximately 300mm from the proposal.

There is a gap to no. 43 Lawford Road on the other side and this property does not have any ground floor windows alongside the site of the proposed utility room extension. The proposals would not result in any significant loss of light, privacy or outlook at this property.

No objections have been received prior to making this decision. 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, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 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 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', is positioned above the printed name.

Daniel Pope
Chief Planning Officer