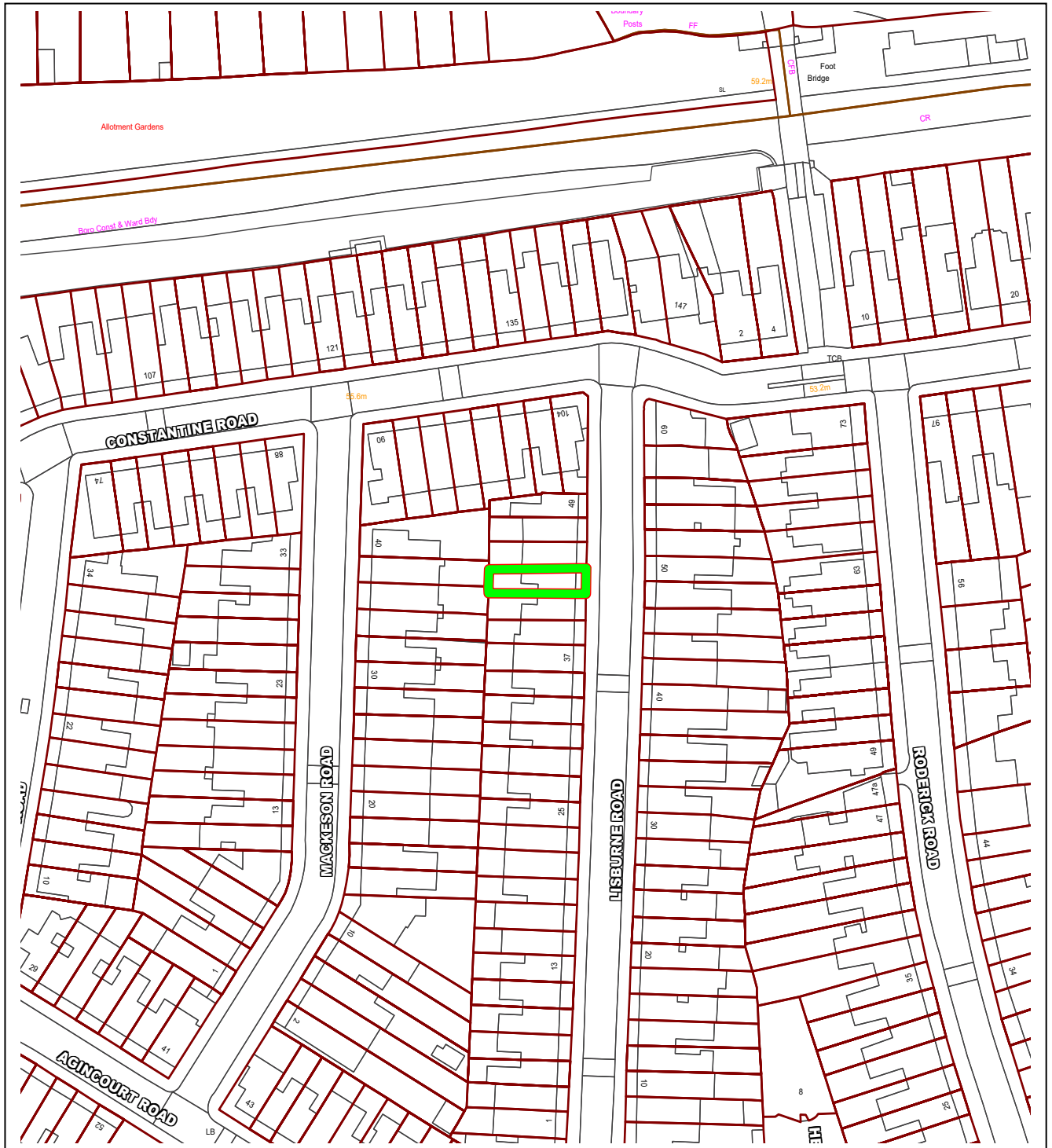


# 43 Lisburne Road



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## Site photos

### 1. Aerial view



### 2. Proposed roof and rear elevation



### 3. Existing front wall



<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b> 28/07/2021	
		N/A		<b>Consultation Expiry Date:</b> 01/08/2021	
<b>Officer</b>			<b>Application Number(s)</b>		
Patrick Marfleet			2021/2700/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
43 Lisburne Road London NW3 2NS			Please refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
External alterations including erection of single-storey side/rear infill extension, installation of double roof light to access new rear roof terrace area, replacement of all windows with matching double glazed fitting, new front door, gate and bin access.					
<b>Recommendation(s):</b>		Grant planning permission			
<b>Application Type:</b>		Full Planning Permission			
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Adjoining Occupiers:</b>		No. of responses	03	No. of objections	03
<b>Summary of consultation responses:</b>		<p>Site notice: displayed from 06/07/2021 – 30/07/2021 Press notice: displayed from 08/07/2021 – 01/08/2021</p> <p>Three objections were received from neighbouring residents and the following concerns raised:</p> <ol style="list-style-type: none"> <li>1. I do not think that it's fair to ask to build an extension on my side of the boundary wall. This would seriously lower the value of my property and would have implications for us if we wanted to extend into our side return in the future.</li> <li>2. We have no objection to the ground floor but we strongly object to the proposed roof terrace. We and our neighbours will be overlooked which will cause dismay. It will be disturbing to the atmosphere and peaceful nature of the gardens.</li> <li>3. The party fence wall that is to be built up at the rear of the property is owned jointly by the applicant and the neighbouring property at No.41. The neighbours should therefore have been sent a notice under the Planning Order 2015 Certificate under Article 14 that this proposal was being partially built on their land.</li> </ol>			

	<p><u>Officer response</u></p> <ol style="list-style-type: none"> <li>1. <i>Party wall issues are a civil matter and are not a material consideration when assessing a planning application, nor is the potential impact developments can have on neighbouring property prices.</i></li> <li>2. <i>See section 2.3 below.</i></li> <li>3. <i>The applicant has served written notice of the planning application to the adjoining property at No.41</i></li> </ol>
Local Groups	<p>The <b>Mansfield CAAC</b> objected to the application on the following grounds.</p> <ol style="list-style-type: none"> <li>1. While we have no issue with the proposed GF rear extension, we object to the new roof access. This lump on the main roof pitch, breaking the gutter line would harm the appearance of the building in the CA. The proposed glass balustrade would be similarly disruptive and would be entirely out of place within the CA.</li> </ol> <p><u>Officer response</u></p> <ol style="list-style-type: none"> <li>1. <i>The roof dormer access initially proposed has been removed. See section 2.3 for further discussion on the design/heritage impacts of the proposals.</i></li> </ol>
<b>Site Description</b>	
The application site relates to a three storey mid-terrace property located on the western side of Mansfield Road. The property is not listed but is located within the Mansfield Conservation Area and is identified as making a positive contribution to the character of the area.	
<b>Relevant History</b>	
None relevant	
<b>Relevant policies</b>	
<b>National Planning Policy Framework 2021</b>  <b>The London Plan 2021</b>  <b>Camden Local Plan 2017</b> A1 Managing the impact of development D1 Design D2 Heritage  <b>Camden Planning Guidance</b> CPG Amenity CPG Design CPG Home improvements  <b>Mansfield Conservation Area Appraisal and Management Strategy 2008</b>	



## Assessment

### 1 PROPOSAL

1.1 The current application seeks permission for the erection of a single storey side/rear infill extension at ground floor level. At roof level, permission is sought for the replacement of the pitched roof, above the rear closet wing, with a flat roof to create roof terrace area with metal railings, and the installation of a double width angled roof light to provide access to the terrace.

1.2 Permission is also sought for the replacement of all windows on the property with double glazed like for like fittings as well as the creation of a new opening and gate in the front boundary wall to provide bin access from the street.

#### Revisions

1.3 The proposed plans were revised during the course of the application to remove the rear dormer window initially proposed and replace it with a double width angled roof light. The glass balustrade between the proposed and neighbouring terrace was also removed and replacement with a low level brick wall.

### 2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and conservation;
- Amenity of neighbouring residential occupants

#### 2.2 Design and conservation

2.2.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 The overall size, scale and design of the proposed side/rear infill extension is considered to represent a subordinate addition that would not cause harm to the original character and proportions of the host building. Furthermore, the extension is not considered to cause harm to the character of the surrounding conservation area given its limited visibility to the rear of the site and the prevalence of similar sized extensions to neighbouring properties in the street.

2.2.3 Officers note that the majority of the properties along this side of Mackeson Road have flat roofs above the existing three storey rear closet wings, including the adjoining property at No.45. Therefore, no objection is raised to the replacement of the existing pitched closet wing roof with a flat roof in design/heritage terms. Following concerns from officers regarding the harmful impact of the proposed rear dormer window initially proposed, the applicant has submitted amended plans showing the removal of the dormer window (which was to provide access to the new roof terrace) and the installation of a double width, angled rooflight. The proposed rooflight is considered to be a more sympathetic intervention that would maintain the integrity and appearance of the existing rear roof slope and would not cause harm to the original character of the property as a result. The proposed roof light would be similar in appearance to the existing terrace access to the adjoining property at No.45 and is not considered to cause harm to the character and appearance of the surrounding conservation area, particularly given its limited visibility from the public realm.

2.2.4 The existing front boundary treatments of properties on both sides of Lisburne Road are varied in appearance and comprise a mixture of brick walls, metal railings, timber fences/gates and hedges. Therefore, the creation of a small opening in the existing front wall at the site to provide direct access

to the bins from the street is considered acceptable, particularly as there are similar arrangements to several neighbouring properties in the street.

2.2.5 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 size, scale and design of the proposed alterations would not cause harm to the character and appearance of the Mansfield Conservation Area.

### **2.3 Amenity of neighbouring residential occupants**

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 Whilst the proposed side/rear infill extension would be built along the shared boundary with No.41, its overall size, height, depth and pitched roof design would ensure no harm is caused neighbouring amenity in terms of loss of light or outlook. Similarly, the proposed roof alterations are not considered to cause harm to neighbouring amenity in terms of loss of light/outlook.

2.3.3. The windows of the proposed ground floor extension would share the same outlook as the existing windows at the site and would not exacerbate current levels of overlooking as a result. At roof level, the proposed wall between the proposed roof terrace and adjoining terrace at No.45 would ensure the privacy of neighbouring residents is preserved. Officers note the concerns raised from neighbouring residents with regards to the impact the proposed terrace will have on their privacy. However, there are a number of existing roof terraces at this level to neighbouring properties along Lisburne Road, Mackeson Road to the west and Constantine Road to the north. Therefore, there is already a degree of mutual overlooking between neighbouring properties in the street which is not considered to be exacerbated by the current proposals. Similarly, the proposed roof lights to the rear roof slope are not considered to result in increased overlooking to neighbouring properties.

## **3 Recommendation**

3.1 Grant planning permission

### **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6<sup>th</sup> September 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'***

Application ref: 2021/2700/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Email: [Patrick.Marfleet@camden.gov.uk](mailto:Patrick.Marfleet@camden.gov.uk)  
Date: 31 August 2021

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[www.camden.gov.uk](http://www.camden.gov.uk)

David Money Architects  
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London  
SW9 0FN  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**43 Lisburne Road**  
**London**  
**NW3 2NS**

Proposal:

External alterations including erection of single-storey side/rear infill extension, rear dormer roof extension to access new roof terrace area, replacement of all windows with matching double glazed, new front door, gate and bin access.

Drawing Nos: DM349\_02.14.02A, DM349\_02.13.04A, DM349\_02.13.03A,  
DM349\_02.13.02A, DM349\_02.13.01A, DM349\_02.12.05A, DM349\_02.06.03,  
DM349\_02.14.01, DM349\_02.05.02, DM349\_02.05.01, DM349\_02.04.04,  
DM349\_02.04.03, DM349\_02.04.02, DM349\_02.04.01, DM349\_02.11.01,  
DM349\_02.12.01, DM349\_02.12.02

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 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: DM349\_02.14.02A, DM349\_02.13.04A, DM349\_02.13.03A, DM349\_02.13.02A, DM349\_02.13.01A, DM349\_02.12.05A, DM349\_02.06.03, DM349\_02.14.01, DM349\_02.05.02, DM349\_02.05.01, DM349\_02.04.04, DM349\_02.04.03, DM349\_02.04.02, DM349\_02.04.01, DM349\_02.11.01, DM349\_02.12.01, DM349\_02.12.02  
OR

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule [inset name or number of schedule of plans]

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

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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**