

Application ref: 2021/4407/P  
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Date: 14 December 2021

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

Phone: 020 7974 4444

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Kasia Whitfield Design  
Garden Flat  
90 Fellows Road  
Belsize Park  
London  
NW3 3JG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**3 Lyttelton Close**  
**London**  
**NW3 3SR**

Proposal: Erection of additional storey with balcony at rear (Extension of additional storey permitted under 2021/1147/P and addition of roof terrace thereto)

Drawing Nos: LC3: EX0, EX1, EX2, EX4, EX5, EX6, EX7  
LC3/2: PP1, PP2 B, PP3 B, PP4 A, PP5 B, PP6 B, PP7 B, PP8 B

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 The development hereby permitted shall be carried out in accordance with the following approved drawings:

LC3: EX0, EX1, EX2, EX4, EX5, EX6, EX7

LC3/2: PP1, PP2 B, PP3 B, PP4 A, PP5 B, PP6 B, PP7 B, PP8 B

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

- 3 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 of the London Borough of Camden Local Plan 2017.

- 4 Other than the balcony hereby approved (drawings PP2 B and PP5 B, PP6 B, PP7 B and PP8 B) no other part of the roof(s) at the site shall be used as balconies, terraces or for any other incidental residential purposes.

Reason: To protect the amenity of occupiers of neighbouring dwellings in accordance with policy A1 (Managing the impacts of development) of the LB Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting

On 1st July 2021 an application as to whether planning permission was required (a 'prior approval' application) for an additional storey on the main part of the dwelling (ref 2021/1147/P) was approved.

The current application - for planning permission - is for an additional storey as per the above application but including an additional storey over the two storey element at the side of the main part of the dwelling and the formation of a balcony with a pair of sliding doors thereto and white painted metal rails to the sides.

The appearance onto Lyttelton Close would be the same as under the prior approval application 2021/1147/P with the addition of a matching extension on the two storey element to the side of the main dwelling.

The proposal would align with the previously approved scheme and it would not result in a significant change to the appearance of the building or the streetscene. It would be in keeping with the context and character of the approved scheme and other 'prior approval' approved schemes in the area (including at the neighbouring house, 2 Lyttelton Close - ref: 2021/1657/P granted prior approval 03/09/2021).

The proposed changes at the rear - the provision of sliding doors, white metal railings and a balcony - would not harm the appearance of the building, the group or the built environment unduly. There are roof top balconies with white

metal railings elsewhere on the estate and the sliding doors would be of a matching style and design as existing.

The proposals would have no additional impact on the amenity of any neighbouring occupiers than the previously approved (2012/4407/P) scheme. The additional 'side' extension on the two storey element at the side of the main dwelling would not project beyond the rear elevation of 2 Lyttelton Close or be any closer to 106 Hawtrey Road than the previously approved (2021/4407/P) scheme.

Consequently, it would not result in any significant increase in overlooking or loss of outlook for the occupiers of these or any other neighbouring sites. A Daylight and Sunlight Assessment was undertaken for application 2021/4407/P. It demonstrated that there would be no undue loss of light to any rooms or the gardens of any neighbouring houses. The current proposal would align with the previous scheme and it would not result in any more significant obscuring of neighbouring rooms or gardens.

The rear balcony (sliding doors and white metal railings) would not harm the amenity of neighbouring occupiers. The balcony would be 5m from 106 Hawtrey Road and 9m from 2 Lyttelton Close. It would not result in any undue overlooking of any rooms or the gardens at these sites. It would not obscure any rooms or the gardens at these sites and it would not result in any loss of outlook or unacceptable sense of enclosure.

No objections have been received prior to making this decision. The planning histories of the site and the neighbouring sites have been taken into account when coming to this decision.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer