

Application ref: 2021/4551/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Email: [Sofie.Fieldsend@camden.gov.uk](mailto:Sofie.Fieldsend@camden.gov.uk)  
Date: 21 December 2021

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

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

.  
81 Mount Pleasant Road  
London  
NW10 3EH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1st Floor**  
**4 Lancaster Drive**  
**London**  
**NW3 4HA**

Proposal:

Erection of rear balcony and replacement of bay window with doors at 1st floor.

Drawing Nos: 2021- E - 01 - A; 2021- E - 11 - B; 2021- P - 01 - A; 2021- P - 02 - A;  
2021- P - 11 - A; 2021- P - 12 - A; 2021- S - 01 - A and 2021- S - 11 - A.

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 plans:

2021- E - 01 - A; 2021- E - 11 - B; 2021- P - 01 - A; 2021- P - 02 - A; 2021- P - 11 - A; 2021- P - 12 - A; 2021- S - 01 - A and 2021- S - 11 - A.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The development involves the erection of rear balcony at first floor on top of the existing projecting bay and the replacement of existing window with French doors and windows with timber frame. The rear elevations of this terrace are visible from Lambolle Road, however within this terrace, four properties (No.s 2, 6, 10 and 12) have already constructed a similar style balcony at this level on top of the bay and the host property and No.8 are the only ones within this terrace without this feature. Therefore it is considered that the balcony would be in keeping with the prevailing pattern of development along this terrace and seeks to reunite this group. Revisions were received changing the fenestration to match the similar style found on neighbouring properties. The use of traditional timber fenestration and metal railings are acceptable within the conservation area. The development in terms of siting, scale and detailed design is not considered to cause harm to the character and appearance of the host property, streetscene or 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

It is considered that that the balcony would have a similar outlook to the existing balconies at this level within the terrace and although there is a large tree at the bottom of the rear garden there may be restricted mutual overlooking to 1 Lambolle Road's terrace. It is acknowledged that the proposed terrace would be situated over 20m from the side windows of 1 Lambolle Road and therefore, would be unlikely to contribute significantly to additional overlooking that would warrant a reason for refusal. Given the modest footprint it is unlikely to have a significant impact on increased noise. The replacement fenestration would have a similar outlook to the existing.

Also given the scale, siting and detailed design of the proposal it is not considered to have an adverse impact on the amenity of the neighbouring properties in terms of loss of light or a sense of enclosure.

One neighbour objection was received prior to making this decision and duly taken into consideration (see accompanying consultation summary report). The Belsize CAAC withdrew their objection following revisions to the fenestration. The planning history of the site and surrounding area were 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 policies of the London Plan 2021 and of 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer