

Application ref: 2021/3995/P
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Development Management
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William Tozer Associates
42-44 New House
67-68 Hatton Garden
London
EC1N 8JY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**14 Lisburne Road
London
NW3 2NR**

Proposal:

Erection of single storey side and rear extension to ground floor level, bin and bike store to front, installation of railings and fence to front boundary, and roof lights to rear roof slopes of dwelling house (Class C3).

Drawing Nos: Design & Access Statement August 2021; A-01-100-A, A-01-101-A, A-01-102-A, A-01-103-A, A-01-104-A, A-01-501-A, A-02-101-M, A-02-102-M, A-02-103-U, A-02-104-N, A-02-501-L, A-02-502-F, A-02-901

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- Design & Access Statement August 2021; A-01-100-A, A-01-101-A, A-01-102-A, A-01-103-A, A-01-104-A, A-01-501-A, A-02-101-M, A-02-102-M, A-02-103-U, A-02-104-N, A-02-501-L, A-02-502-F, A-02-901

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

- 4 Prior to the commencement of relevant works, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the extension and at no time be used as an amenity or sitting out area.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

- 6 The glazed roof element in the roof of the single storey rear extension hereby approved shall be obscure glazed with a non-reflective dark-tinted window film in accordance with the approved plan A/02/101 Rev M, and such glazing shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable light pollution to neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site is a 3 storey mid-terrace dwelling house located on the eastern side of

Lisburne Road. The building is not listed but is identified as making a positive contribution to the Mansfield Conservation Area.

The boundary treatment and bin and bike store to the front garden are considered appropriate in height, proportions and materials. The low boundary wall, railings and gates would secure the boundary while allowing views between the property and the street improving opportunities for natural surveillance. Planters would provide screening and green roof to the store would be welcome. The proposed boundary treatment would be sympathetic to the host building and street scene, and would preserve the character and appearance of the Mansfield Conservation Area.

The proposed single storey rear extension infills the side gap and replaces the existing lean to extension to the rear wing. It is considered to be subordinate in scale and location to the host building, and respects the original design, proportions and materials of the building. It would respect the established pattern of rear extensions at neighbouring sites, as there are extensions of similar height, depth and width on this side of the street. The proposed extension respects the ratio of built-to-unbuilt space and allows for the retention of a reasonable sized garden. Overall the extension would not harm the character and appearance of the host building and Mansfield Conservation Area.

Whilst all development has some impact, given that the proposed extension would be of a similar depth to that recently approved at the neighbouring property and is reduced in height and set back from the boundary to 12 Lisburne Road. The infill extension would only marginally project above the existing side boundary walls and thus would not cause any loss of light to neighbours. Following officer advice, the rooflights have been reduced in size and the remaining roof includes green roof covering that would mitigate the impact on the amenity of neighbouring occupiers in terms of outlook and potential light spill. On balance, the proposal would have limited impact on the amenity of neighbouring occupiers in terms of the loss of light, privacy and outlook or additional light spill.

The green roof element is welcomed in terms of improving visual amenity and biodiversity.

No objections have been received prior to making this decision. The sites' planning history and relevant appeal decisions were taken into account in the determination of this decision.

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.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the London Borough of 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 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) 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.

- 4 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.

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



Daniel Pope
Chief Planning Officer