

Application ref: 2022/2909/P
Contact: Alex Kresovic
Tel: 020 7974 3134
Email: Alex.Kresovic@camden.gov.uk
Date: 13 September 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Paul Archer Design Ltd
Unit D204 Lana House
116 Commercial Street
London
E1 6NF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
29 Lisburne Road
London
Camden
NW3 2NS

Proposal:

A proposed single-story side-infill extension to replace the existing conservatory, with installation of new patio doors and new rooflight. The proposal also includes enhancement to the boundary treatment to the street and associated landscaping refurbishment works.

Drawing Nos: 888/050, 888.201, 888.205, 888.206, 888.207, 888.208, 888.211A, 888.215, 888.216, 888.217, 888.218

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 888/050, 888.211A, 888.215, 888.216, 888.217, 888.218.

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 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal consists of single-story side-infill extension to replace the existing conservatory, with installation of new patio doors and new rooflight as part of an extension to the existing kitchen. The proposal also includes enhancement to the boundary treatment to the street and associated landscaping refurbishment works at the rear of the premise.

The proposal would enlarge the existing kitchen by 6.45sqm, to include a new dining area, glazed sliding door and rooflight. The proposed extension would be constructed in yellow stock brick in matching with the existing bricks and the extension cannot be readily seen within the wider context of the conservation area, and as a result, there is no harm. The proposal would maintain a subordinate appearance to the host building and wider terrace, which would preserve the character and appearance of the conservation area. The extension will not protrude beyond the existing rear building line and will be complimentary to other existing extensions within the vicinity of the site, such as an identical development at no. 23 Lisburne Road approved in 2006 (ref 2006/3400/P).

Overall, the proposed extension would be similar in terms of scale and appearance to the existing single storey side infill extensions along Lisburne Road. The proposed works would preserve the existing character and appearance of the host building and wider conservation area.

The boundary treatment to the street is proposed to be enhanced by reinstating cast iron railings on the existing dwarf brick walls, to replace the existing timber trellis. The proposal will be of similar scale to those at 11 and 33 Lisburne Street, will preserve the conservation area and be consistent with the character of the host building and terrace row.

Two trees in the rear garden are to be retained and their protection during works is secured by condition.

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 proposed works due to their nature and position, and the existing structures, are not considered to cause any detrimental impact on amenity in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 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) 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

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