

Application ref: 2022/2926/P
Contact: Sam FitzPatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 14 October 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

MARKTX
14 Carnegie Court
Burgess Springs
Chelmsford
CM1 1DG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

11 Lyncroft Gardens
London
NW6 1LB

Proposal: Relocate existing boiler flue outlet and create new drainage connection into existing SVP on top floor rear elevation (Retrospective).

Drawing Nos: Site Location and Block Plan 2113_P01; 2113_P02; 2113_P03; 2113_P04; Design and Access Statement.

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:
Existing drawings: Site Location and Block Plan 2113_P01; 2113_P03.
Proposed drawings: 2113_P02; 2113_P04.
Supporting documents: Design and Access Statement.

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 installs a new drainage connection into the existing soil vent pipe (SVP) and relocates the existing boiler flue outlet from the north side of the rear elevation to the south side. The size and materials used for the flue outlet match the existing one, and the new connection into the SVP uses matching plastic to the existing pipe.

The works take place to the rear elevation of the property and so are not visually prominent from the public realm thus views of the proposal would be mostly limited to only the neighbouring buildings. Given the minor scale of the works, as well as the discreet setting, the boiler flue and drainage connection are considered to not adversely affect the character or appearance of the host building or the wider conservation area.

The proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections were received prior to making this decision. The planning history of the site and surrounding area has been taken into account when coming to 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 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, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of 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).

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-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer