

Application ref: 2022/3714/P  
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Date: 10 November 2022

**Development Management**  
Regeneration and Planning  
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Cousins and Cousins  
Bedford House  
125-133 Camden High Street  
London  
NW1 7JR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**76 Lawn Road**  
**London**  
**NW3 2XB**

Proposal: Details of condition 4b (new window openings) pursuant to planning permission 2020/0348/P dated 11/08/2021 for construction of single storey basement with front and rear lightwells, erection of a two storey rear extension and first floor single storey side extension; installation of side and rear dormer windows and rooflights to create additional habitable accommodation within the existing roofspace, fenestration alterations; front railings, and associated landscaping works.

Drawing Nos: 20\_300; 20\_310; 31\_600; 31\_601; 31\_604; 31\_605; D 31\_607; 31\_610 and 31\_611.

The Council has considered your application and decided to grant permission.

Informative(s):

#### 1 Reasons for granting

Details of all new windows as required by condition 4 (b) of planning permission 2020/0348/P, dated 05/03/2021 (for the construction of single storey basement with front and rear lightwells, erection of a two storey rear extension and first floor single storey side extension; installation of side and rear dormer windows and rooflights to create additional habitable

accommodation) have been provided.

The proposed windows would be double glazed, timber casement with mid-rail, which would replace the unsympathetic aluminium framed ones on the host building to the front and rear elevations. The proposed doors would be fixed glazed panel with black painted film to conceal structure behind. Both the door and windows, given their design, would enhance the character of the host host building, streetscene and wider Conservation Area.

The details provided are considered sufficient to discharge condition 4 b).

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and on the character of the conservation area and would ensure the residential accommodation would be adequately insulated.

As such, the proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that Condition 4, parts A (new railings), B (all new/replacement rain water goods), D (all facing materials) of planning permission ref: 2020/0348/P, dated 05/03/2021, are outstanding and require details to be submitted and approved.

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