

Application ref: 2022/4470/P
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Date: 30 November 2022

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk

www.camden.gov.uk/planning

Lucia Pflucker Architecture Ltd
66A Rathcoole Gardens
London
N8 9NB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**6 Lyme Terrace
London
NW1 0SN**

Proposal:

Erection of part single, part two storey rear extension; replacement of front and rear windows; removal of existing front external metal staircases at lower ground floor level, to facilitate conversion of 2 flats into 1 dwellinghouse (Class C3).

Drawing Nos: AR-01 Rev. 04; AR-02 Rev. 03; AR-03 Rev. 03; AR-04 Rev. 03; DM-01 Rev. 03; DM-04 Rev. 02; EX-01 Rev. 02; EX-02 Rev. 01; EX-03 Rev. 01; EX-04 Rev. 02; LP-01 Rev. 00; SK-02 Rev. 01; Design and Access Statement (October 2022); Site Photos.

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: AR-01 Rev. 04; AR-02 Rev. 03; AR-03 Rev. 03; AR-04 Rev. 03; DM-01 Rev. 03; DM-04 Rev. 02; EX-01 Rev. 02; EX-02 Rev. 01; EX-03 Rev. 01; EX-04 Rev. 02; LP-01 Rev. 00; SK-02 Rev. 01; Design and Access Statement (October 2022); Site Photos.

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.

- 4 The flat roofs of the rear extensions hereby approved shall not be used at any time as amenity space, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers 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 proposal is a re-submission of the planning permission ref. 2017/2440/P dated 14/06/2017 that expired in 2020. There have been no material changes in circumstances relating to the site context or local planning policy since this decision.

The proposal consists of the conversion of two existing flats to form a 4 bedroom dwellinghouse. This would result in the net loss of one residential unit. Policy H3 states that the Council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve the net loss of two or more homes. Given that the conversion would result in the loss of only one unit and would revert the property back to its original use as a single dwellinghouse, the proposal would not be contrary to Policy H3.

The proposal would not result in any additional traffic generation as there would be a reduction in the number of residential units; it would not result in any increased pressure to on-street parking and it is therefore considered that a car-free development would not be required in this instance.

The proposed lower ground floor extension would be full-width and would extend 3m forward of the rear building line, with the part upper ground floor extension extending 3.5m in width from the boundary with No. 7 Lyme Terrace. The extension would be constructed in London stock brick to match the host

building, and two new double glazed timber framed windows of a proportionate size and positioning would be inserted into the rear elevation at upper ground floor level. The lower ground floor rear fenestration would incorporate double glazed aluminium framed sliding doors, which are considered acceptable given their siting at lower ground floor level.

The proposed extension would not be visible from the public realm, and it is considered that the extension overall would remain subordinate to the host building in terms of design, form and scale, and would not detract from the design and proportions of the host building. The extension would allow for the retention of a reasonably sized rear garden.

All replacement front and rear windows would be double glazed and timber framed in the same detailed design as the existing windows, and the front metal staircase would be a like-for-like replacement.

Overall, the proposal would preserve the design and proportions of the host building and the character and appearance of the Regents Canal 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed two storey rear extension would adjoin the original three storey closet wing at No. 7, and the single storey rear extension would partly adjoin the two storey rear extension at No. 5. A condition would be attached to prevent the use of the flat roofs of the extensions as amenity space, to prevent a loss of privacy through overlooking to neighbouring occupiers. As such, the proposed rear extension is not considered to have a significant adverse impact on the amenity of adjoining occupiers in terms of loss of daylight, sunlight, outlook or privacy.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2, H3 and T2 of the Camden Local Plan 2017, 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 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-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer