

Application ref: 2022/4186/P  
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Date: 17 February 2023

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

Phone: 020 7974 4444

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ACAA  
42 Granville Place  
London  
N12 0AX  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**34 Flat A**  
**Lawford Road**  
**London**  
**Camden**  
**NW5 2LN**

Proposal:  
Erection of rear single storey ground floor extension and replacement of 2 x windows with 1 x window on side elevation.

Drawing Nos: 98-001 Rev P01; 98-002 Rev P01; 98-200 Rev P01; 98-201 Rev P01;  
98-210 Rev P01; 98-211 Rev P01; 98-212 Rev P01; 00-200 Rev P01; 00-201 Rev  
P01; 00-210 Rev P01; 00-211 Rev P01; 00-212 Rev P01

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

98-001 Rev P01; 98-002 Rev P01; 98-200 Rev P01; 98-201 Rev P01; 98-210 Rev P01; 98-211 Rev P01; 98-212 Rev P01; 00-200 Rev P01; 00-201 Rev P01; 00-210 Rev P01; 00-211 Rev P01; 00-212 Rev P01

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would be small in scale and extend 1.6m into the rear garden. It would measure about 4m wide, appearing around half the width of the rear elevation and as a lightweight and subordinate addition. The extension would be set in slightly from the boundary and would not be visible from the public realm, therefore it would have no wider impact on the Bartholomew Estate conservation area. The design is simple and contemporary. The flank wall would be finished in brick to match the host building, with aluminium framed bi-folding doors and glazing for the rest of the extension. The replacement of 2 existing windows on the ground floor side elevation with 1 timber sash window to match the existing windows would be in keeping with the character and appearance of the host building.

The proposed extension would have minimal impact on neighbouring light and outlook given it's depth and height. There are rear extensions of a similar scale and siting on many of the neighbouring houses on Lawford Road, and the ground floor location would not result in any overlooking that would not be uncharacteristic of residential garden areas. The proposals would not result in any significant loss of light, privacy or overlooking.

The development is considered to preserve the character and appearance of the 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town

neighbourhood plan 2016. 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 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](http://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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer