

Application ref: 2024/3147/P
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Development Management
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Greenway Architects
Greenway Architects
Branch Hill Mews
Branch Hill
London
NW3 7LT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**47 Elsworthy Road
London
NW3 3BS**

Proposal: Replacement of existing conservatory and addition of single roof light to loft space.

Drawing Nos: Location Plan

1971-EP 001, 002, 003, 005, 008, 009

1971-EE 011, 012, 013

1971-ES 016

1971-GA 102, 105, 106

1971-GE 108, 109, 110

SIN 2891: 01, 02, 03

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 drawings and documents:

Location Plan

1971-EP 001, 002, 003, 005, 008, 009, 1971-EE 011, 012, 013, 1971-ES 016, 1971-GA 102, 105, 106, 1971-GE 108, 109, 110

SIN 2891: 01, 02, 03

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 planning permission:

The application principally proposes the replacement of the existing rear conservatory.

The replacement conservatory would occupy the same footprint as the existing conservatory which it would replace; the design would effectively be the same, with minor differences to the proportions of the panels. As existing, the replacement conservatory would be timber framed, albeit a darker colour (the existing conservatory is white).

A proposed velux access hatch is also shown on the proposed roof plan, but this would be within the central valley of the roof and would have no material planning impacts.

The proposals would not harm the architectural character/quality of the building or the character or appearance of the Conservation Area. The replacement conservatory would effectively match the existing (albeit with a slightly different design and darker timber frame).

Section 72(1) of the Listed Buildings Act 1990 In the exercise of various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

The proposals would not harm the amenity or living conditions at any neighbouring sites. The replacement conservatory would .

The site's planning history and the planning history of the neighbouring sites have been taken into consideration in the assessment of the proposal.

As such, the proposal would not harm the quality of the townscape, the significance of the Conservation Area or the amenity of any neighbouring occupiers. The proposal therefore complies with policies A1, D1 and D2 of the Camden Local Plan. It would also comply with the London Plan 2021 and the NPPF 2023.

- 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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer