

Mr. Maarten Offeringa
88 Fitzjohn's Avenue
London
NW3 6NP

Application Ref: **2015/0867/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

20 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat B
1 Fellows Road
London
NW3 3LR

Proposal: Construction of white stucco rendered wall to cover conservatory on first floor front elevation, and increase in height and replace roof of existing first floor side extension.

Drawing Nos: 05 Rev.B, 06 Rev.E, 07 Rev.C, 08 Rev.A, 14/16/01A, 14/16/02B, 14/16/03B, 14/16/04B

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 05 Rev.B, 06 Rev.E, 07 Rev.C, 08 Rev.A, 14/16/01A, 14/16/02B, 14/16/03B, 14/16/04B

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The application property is located on the southwest side of Fellows Road. It is not a listed building nor is it within a conservation area. The proposal includes the construction of white stucco rendered wall to cover conservatory on first floor front elevation and replacement of glazed roof with slate roof of existing conservatory and raising the roof height by 300mm. It is considered that the proposed material of the roof and the change in height would respect the characters and appearance of the host building. The proposed new white stucco rendered wall is the same as that approved under planning reference 2014/5098/P. Its design is considered acceptable at this location. The scale of change is considered acceptable and is in general compliance with the advice in CPG1.

The surrounding of the conservatory is mainly garden space and front parking area. Given the location and orientation of the building, it is considered that the proposal would not lead to any loss of privacy, overbearing impact or loss of light to any neighbouring properties. It is therefore in accordance with both CPG6 and policy DP26.

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

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance 2011. The proposed development also accords with policies 7.4 and 7.6 of the London Plan March 2015 consolidated with alterations since 2011; and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment