

Mr Salil Chowdhary  
Flat 2 137 Fordwych Road  
Cricklewood  
NW23NE

Application Ref: **2015/2002/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

1 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flat 2 137 Fordwych Road**  
**Cricklewood**  
**NW23NE**

Proposal:  
Erection of rear conservatory.  
Drawing Nos: OS Extract; JS-FR-01; JS-FR-02; JS-FR-03; JS-FR-04; and JS-FR-05.  
JS-FR-01; 02; 03; 04; and 05.  
OS Extract; JS-FR-01; 02; 03; 04; and 05.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### **Conditions and Reasons:**

- 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: OS Extract; JS-FR-01; 02; 03; 04; and 05.

Reason:

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

#### Informatives:

- 1 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).
- 2 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 Compliance and Enforcement team [Regulatory Services], 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.
- 3 Reasons for granting permission.

The proposed rear conservatory is subordinate to the host dwelling in terms of its scale, form and proportions. It results in minimal additional bulk as it is located in a narrow void formed by the existing two storey rear projection and neighbouring single storey rear extension and will not extend beyond the existing building line.

The conservatory respects the character and setting of the neighbouring properties, mirroring the configuration of the existing extension at 135 Fordwych Road.

The conservatory has a lightweight, modern appearance and can be read as a contemporary addition to the building. The simple design is appropriate to the host

property and wider area.

Due to the proposed conservatory's size and location, the proposal will not harm the adjoining neighbours' amenity in terms of loss of light, outlook, privacy or increased sense of enclosure.

The proposal allows for the retention of a sizeable portion of usable outdoor space.

No objections were received prior to making this decision and the site planning history was taken into account.

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, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment