

Ms Kasia Whitfield
Kasia Whitfield Design
Garden Flat
90 Fellows Road
London
NW3 3JG

Application Ref: **2015/1494/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

21 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
3 Strathray Gardens
London
NW3 4PA

Proposal: Erection of a side infill conservatory

Drawing Nos: SG3-EX0, SG3-EX1, SG3-EX1/2, SG3-EX2, SG3-EX3, SG3-4, SG3-PP1, SG3-PP1/2, SG3-PP2 and SG3-PP3.

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 The development hereby permitted shall be carried out in accordance with the following approved plans SG3-EX0, SG3-EX1, SG3-EX1/2, SG3-EX2, SG3-EX3,



SG3-4, SG3-PP1, SG3-PP1/2, SG3-PP2, SG3-PP3.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reasons for granting permission.

The proposed side infill conservatory would have a sloping glass roof and would measure 2.2m to eaves height with a maximum height of 3.4m. The design and materials proposed for the infill conservatory would respect the character and appearance of the host building and Belsize Park Conservation Area and would be in general compliance with the advice given in CPG1.

There is an existing conservatory at the neighbouring property No. 5 with an eaves height of 2.7m and a depth of 3.7m. The garden wall, with timber fence on top between Nos. 3 and No.5, measures 3.3m. It is not considered that there would be any amenity impact upon No. 5 in terms of loss of light, outlook or privacy given the majority of the proposed infill conservatory would be lower than the height of the garden wall and timber fence.

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

Considerable importance and weight has been attached to the harm and 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 (ERR) 2013.

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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance. 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.

- 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