

David Stanley
Architects
99 John Ruskin Street
London
SE5 0PQ

Application Ref: **2015/2130/P**
Please ask for: **Leela Muthoora**
Telephone: 020 7974 **2506**

22 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
60 Stanhope Street
London
NW1 3EX

Proposal:

Erection of a conservatory to the rear lower ground floor.

Drawing Nos: Site location plan 153/7; Block Plan; 1506-DSA Rev P01 Design and Access Statement dated May 2015; 1506-50010 rev P02; 50011 rev P02; 50031 rev P03; 50032 rev P02; 50100 rev P02; 50101 rev P02; 50301 rev P02; 50302 rev P02

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 Site location plan 153/7; Block Plan; 1506-DSA Rev P01 Design and Access Statement dated May 2015; 1506-50010 rev P02; 50011 rev P02; 50031 rev P03; 50032 rev P02; 50100 rev P02; 50101 rev P02; 50301 rev P02; 50302 rev P02.

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

Informative(s):

- 1 Reasons for granting permission

The proposed conservatory would be located to the rear lower ground floor level of the maisonette of a five storey building and is considered to be acceptable in scale and location to the host building as it would be subordinate in terms of height and bulk and allow for the retention of a reasonable sized garden.

Whilst the proposed conservatory would have some limited impact in terms of light spill and loss of privacy, it is minimised by obscured glazing to the roof and side elevation. The side elevation projects minimally at the nearest point to existing boundary fence to the south and is flanked by a part 4, part 6 storey wall to the north. Due to the proposed conservatory's size and location it would not harm the amenity of any adjoining residential occupiers in terms of light spill or loss of privacy.

The conservatory is almost full width due to the constraints of the site and at its highest point the pitched roof extends beyond the lowest part of ground floor windows. However, because it is predominantly glazed, on balance, the conservatory respects and preserves the existing architectural features of the building.

Given the lightweight materials, the location to the rear lower ground, the limited views and it is not visible from the wider public realm, on balance, the proposed works are not considered harmful to the character or appearance of the host building or street scene.

Five neighbours were consulted and a site notice displayed, no objections were received. The site's planning history was taken into account when coming to 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, 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, 55-66 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 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.

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