

Mr Paul Potts  
John Falconer Associates  
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Cheltenham  
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GL50 1HX

Application Ref: **2015/4862/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

19 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**52 St Augustine's Road**  
**London**  
**NW1 9RN**

Proposal:  
Replacement of glass roof to existing conservatory with new slate roof and replacement of rear upper ground floor window to French doors.

Drawing Nos: Lower ground floor & garden plan, Upper ground, 1st & 2nd floor plans, 1523-04, 1523-03A, 1523-10A, site location plan dated 06/08/2015, design and access statement dated 24/08/2015, and proposed slate details dated 16/10/2015.

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 policies DP24 and DP25 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: Lower ground floor & garden plan, Upper ground, 1st & 2nd floor plans, 1523-04, 1523-03A, 1523-10A, site location plan dated 06/08/2015, design and access statement dated 24/08/2015, and proposed slate details dated 16/10/2015.

Reason:

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposal involves the replacement of the existing glass conservatory roof with a new grey pitched artificial-slate roof. The roof shape, pitch and height would not change, and the proposal involves a change in material only. There are only minimal views of the conservatory from the public realm along Canteloves Road. Although slate would be preferable, the use of artificial slate is considered acceptable in this location, and would not harm the appearance of the host building and surrounding conservation area.

The replacement of the existing rear first floor sash window with French doors is considered acceptable. The property already benefits from a balcony with staircase at this level, and the proposed doors would provide access to this balcony. The doorway would be the same size, position and material as the existing window and would match the details of the existing French doors on the ground floor below. The proposals are not considered to cause harm to the amenity of neighbouring occupants in terms of a loss of outlook, privacy or daylight. As the property already benefits from a balcony at rear first floor level, it is not considered that the alteration of the existing sash window to French doors would materially increase the opportunities for overlooking.

The proposal originally included a single storey side extension; however, this was later removed at the applicant's request.

One objection has been received and duly taken into account prior to making this decision. The planning history of the site has been taken into account when coming

to this decision. 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, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -66 of the National Planning Policy Framework.

- 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 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).

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

