

Mr Mike Morris  
Michael D Morris Architects Ltd  
6 Cromwell Road  
Teddington  
Middlesex  
TW11 9EH

Application Ref: **2015/7301/P**  
Please ask for: **Samir Benbarek**  
Telephone: 020 7974 **2534**

1 March 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**44 Roderick Road**  
**London**  
**NW3 2NL**

Proposal:  
Erection of single storey rear conservatory and 1x rear skylight following demolition of existing conservatory to dwelling house  
Drawing Nos: 620(E) 001; 620 (P) 010 ; 620 (E) 002; 620 (E) 003; 620 (E) 004; 620 (E) 005; 620 (P) 11; 620 (P) 12; 620 (E) 014; 620 (P) 015; 620 (P) 015; Design and Access Statement

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 [and DP25 if in CA] 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 620(E) 001; 620 (P) 010 ; 620 (E) 002; 620 (E) 003; 620 (E) 004; 620 (E) 005; 620 (P) 11; 620 (P) 12; 620 (E) 014; 620 (P) 015; 620 (P) 015; Design and Access Statement

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey rear and side conservatory is subordinate to the host building in terms of its form and proportions. It will be a maximum height of 3.5m along the boundary with No. 42 Roderick Road, lowering to a height of 2.40m at the boundary shared with No. 46 and it will project a further 2.4m from the rear outrigger. The extension will be constructed of brick and glazing with zinc roofing which is contemporary but appropriate in this context. The location of the extension to the rear of the building would mean it has a limited impact on the conservation area as it would not be visible from the public realm. The design of the light well retains the existing ground floor rear window. Overall, the proposed rear extension is considered acceptable as it complements with the host building and does not harm the conservation area.

Due to the size and location of the proposed extension, there would be negligible harm to the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

One comment was received from the Mansfield Conservation Area Advisory Committee who does not object to the proposal. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character and special attention has been paid to the desirability of preserving or enhancing the character of appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 190 as amended 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 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, and 56-66 and 126-141 of the National Planning Policy Framework.

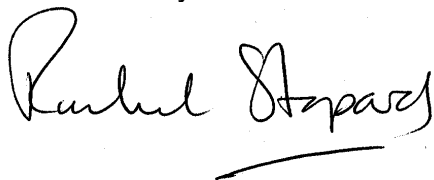
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard  
Director of Culture & Environment