

Mr David Mansoor
Drawing and Planning Ltd
Mercham House
25-27 The Burroughs
Hendon
Greater London
NW4 4AR

Application Ref: **2016/1522/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

23 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
83A Fitzjohn's Avenue
London
NW3 6NY

Proposal:
Erection of single storey conservatory at rear lower ground floor level.
Drawing Nos: Site Location Plan (Ref. FTZAV-L000); FTZAV-L001; FTZAV-E001; FTZAV-E002; FTZAV-E003; FTZAV-P001; FTZAV-P002; FTZAV-E103 (Apr 2016); FTZAV-L101 (Apr 2016); FTZAV-P101 (Apr 2016); FTZAV-P102 (Apr 2016); FTZAV-S101 (Apr 2016); FTZAV-E102 (Apr 2016); FTZAV-E101 (Apr 2016); Design and Access Statement: Tree Report.

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; Site Location Plan (Ref. FTZAV-L000); FTZAV-L001; FTZAV-E001; FTZAV-E002; FTZAV-E003; FTZAV-P001; FTZAV-P002; FTZAV-E103 (Apr 2016); FTZAV-L101 (Apr 2016); FTZAV-P101 (Apr 2016); FTZAV-P102 (Apr 2016); FTZAV-S101 (Apr 2016); FTZAV-E102 (Apr 2016); FTZAV-E101 (Apr 2016); Design and Access Statement: Tree Report

Reason:

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

- 4 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey conservatory is considered acceptable in terms of its scale, materials and design. With a height of 2.5m, width of 3.0m and depth of 2.6m the proportions of the conservatory are appropriate and shall create an addition which is subservient to the host building and preserves the character and appearance of the property and the wider Fitzjohns Netherhall conservation area. Constructed of a timber frame and glazing the conservatory employs materials that are fitting within the conservation area as they are sympathetic and lightweight. The proposal is also acceptable in terms of the new conservatory's location, as it is essentially infilling a void beside the existing rear projecting bay, and so fully retains a reasonable amount of remaining garden space. The conservatory does not project beyond the existing building line - in fact it is set back from the rear projecting bay in direct adherence with CPG1 guidance so as not to disturb, but instead to respect and preserve this existing architectural feature. Positioned at the rear of the property the conservatory would not be visible in views from the public

realm, and only visible in oblique views from neighbouring properties, so would have limited visual impact on its setting. In addition the applicant has demonstrated that the tree present on site within close proximity of the proposed conservatory will be adequately protected to allow for its retention through the construction phase, and so no further details are required for this aspect of proposals.

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

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were 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 section 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 details are 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 2016, and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

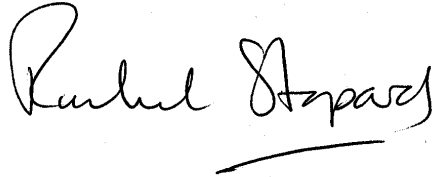
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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

A handwritten signature in black ink that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Supporting Communities