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Application Ref: **2016/1458/P**  
Please ask for: **Darlene Dike**  
Telephone: 020 7974 **1029**

27 May 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**10 Sharpleshall Street**  
**London**  
**NW1 8YN**

Proposal: Erection of single storey rear conservatory at ground floor level.

Drawing Nos: Site Location Plan (Ref. 100-08); 100-01; 100-02; 100-03; 100-04; 100-05; 100-06; and Design and Access Statement.

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 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. 100-08); 100-01; 100-02; 100-03; 100-04; 100-05; 100-06; and Design and Access Statement.

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

- 4 The flat roof of the previously consented lower ground floor rear extension shall not be used at any time as a roof terrace, and access onto this area shall be for maintenance purposes only.

Reason: In order to protect the amenity of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

#### Informatives:

- 1 Reasons for granting permission.

The proposed single storey rear conservatory is considered acceptable in terms of its scale, materials and design. With an eaves height of 2.64m and maximum height of 3.20m, width of 2.36m and depth of 2.00m the proportions of the conservatory are appropriate and would create an addition which is subservient to the main building and would sit comfortably with the host property and would preserve the wider Primrose Hill Conservation Area. The conservatory is to be constructed using a metal frame and glazing and would be acceptable in terms of its design, given its location at the rear of the property where it cannot be seen in views from the public realm and through its use of lightweight, sympathetic materials.

The conservatory is also considered acceptable in terms of neighbour's amenity as its depth is a modest 2m, limiting any impact on the neighbouring property at 9 Sharpleshall Street in terms of increased sense of enclosure. Proposals have the potential to cause some detrimental impact in terms of light spill and loss of privacy to 9 Sharpleshall Street, however this would be significantly minimised by the presence of obscure glazing to the side elevation, to the extent that the harm caused would be negligible. To 11 Sharpleshall Street, overlooking is impeded by the presence of the high existing boundary wall which will be added to marginally to fully accommodate the conservatory, in second hand bricks to match the colour and brick bond of the existing wall. In terms of daylight and sunlight, proposals only have the potential to affect windows to 9 Sharpleshall Road, however, as the daylight and sunlight survey demonstrates there will be no impact on amenity in terms of loss of daylight or sunlight to habitable rooms windows at 9 Sharpleshall Street, as a result of the conservatory, as these windows do not currently receive any direct sunlight. The development is therefore considered acceptable in terms of amenity.

No objections were received prior to making this decision, and one comment from the Primrose Hill CAAC stating that they had no objection to proposals was received. 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.

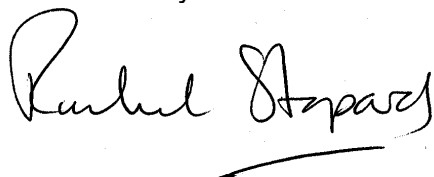
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



Rachel Stopard  
Director of Supporting Communities