

Mr & Mrs Lohia
The Garden Flat (side entrance)
8 Buckland Crescent
London
NW3 5DX

Application Ref: **2017/2166/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

18 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
The Garden Flat
8 Buckland Crescent
London
NW3 5DX

Proposal:
Replacement of existing conservatory to rear lower ground floor flat
Drawing Nos: Site location plan; 2170510- (01, 02, 1, 2).

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 The new timber structure shall be painted white to correspond with existing wooden windows. 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans; Site location plan; 2170510- (01, 02, 1, 2).

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Reasons for granting permission.

The proposed single storey conservatory is considered acceptable in terms of its design, scale, and materials. The existing structure is dilapidated and would be replaced with an improved structure of similar dimensions, therefore subordinate to the host building. The proposal would still retain the majority of existing garden space to the rear, and the proposed materials would match the existing. Therefore, the proposed conservatory is considered to enhance the character and appearance of the host building and the Belsize Conservation Area.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the proposed conservatory's size and sunken nature at lower ground floor

level, it is not considered to cause significant impact on the flats above or neighbouring properties in terms of sunlight/daylight and outlook.

The recommendations received from Belsize Conservation Area CAAC are secured by conditions. Other comments received have been assessed prior to the determination of this application. The site's planning history was taken into account when coming to this decision.

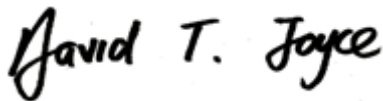
As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of The London Plan 2016 and the National Planning Policy Framework 2012.

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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning