

Application ref: 2018/1352/P  
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Date: 13 June 2018

**Development Management**  
Regeneration and Planning  
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Articlus Ltd  
Articlus Ltd,  
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Unit 5, The Exchange  
Brent Cross Gardens  
London  
NW4 3RJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**44 Arkwright Road**  
**London**  
**NW3 6BH**

Proposal:  
Demolition of existing ground floor rear conservatory and erection of a replacement conservatory.  
Drawing Nos: AR-PL-1000, AR-PL-1001 Rev.B, AR-PL-1002 Rev.B, AR-PL-1004 Rev.B, AR-PL-1005, AR-PL-1006 Rev.B, AR-PL-1007 and AR-PL-1008 Rev.B.

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 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:

AR-PL-1000, AR-PL-1001 Rev.B, AR-PL-1002 Rev.B, AR-PL-1004 Rev.B, AR-PL-1005, AR-PL-1006 Rev.B, AR-PL-1007 and AR-PL-1008 Rev.B.

Reason:

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

- 4 The side windows of the extension facing No.46 shall be obscurely glazed and fixed shut prior to first occupation of the development and permanently retained as such thereafter.

Reason: To ensure that the amenity of occupiers of neighbouring residential properties in the area is not adversely affected by overlooking in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal will replace an existing conservatory and revisions were received reducing the depth of the replacement extension. The new extension will measure 4.6m deep, 5.4m wide and stand at 3.6m high with an eaves height of 3m. It will project 1.6m further from the existing extension and increase the eaves height by 0.3m. The depth will be similar to the neighbour property at No.38 Arkwright Road and respect the existing pattern of development along this side of the road. The additional height is marginal and not considered to have a detrimental impact on the character of the host property. The materials proposed for the windows and walls will match the existing. It is noted that the existing conservatory windows/doors are constructed of Upvc and the proposal will replace this with aluminium frames finished in white which is acceptable as Upvc is contrary to policy. The proposal in terms of its modest scale, siting, materials and detailed design is considered to have an acceptable impact on the character and appearance of the host property, street scene and wider conservation area.

The previous application (ref.2004/3855/P) conditioned that the side elevation facing No.46 should be obscurely glazed. This condition has been attached to this current application to prevent overlooking and loss of privacy to this property. The existing windows facing No.42 are not obscured as there is a greater separation distance to the shared boundary and its minor increase in depth of 1.6m is not considered to cause harm this neighbour through overlooking or loss in privacy. The additional height and depth of the extension are considered to be marginal increases and given the siting of the property and the separation distances to the

neighbouring boundaries it is not considered to create issues involving loss of light or a sense of enclosure. Overall the proposal is not considered to cause harm to the amenity of either neighbouring property in terms of loss of light, privacy or overlooking or a sense of enclosure.

The site's planning history has been taken into account when coming to this decision. No objections were received following statutory consultation. The Redington/Frognaal CAAC raised no objection.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

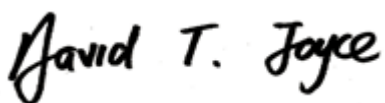
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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



David Joyce  
Director of Regeneration and Planning