

Application ref: 2018/2609/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 8 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

HUB Architects and Designers Ltd.
15 Hoopers Yard
Kimberley Road
London
NW6 7EJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Ground floor flat
17 Oakhill Avenue
London
NW3 7RD

Proposal:

Part-replacement of existing conservatory

Drawing Nos: 1236 - EX - 001, 1236 - PL2 - 101 Rev.A and 1236 - PL - 102.

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:

1236 - EX - 001, 1236 - PL2 - 101 Rev.A and 1236 - PL - 102.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The replacement conservatory roof would be constructed with aluminium and glass. The Hampstead CAAC have not objected to the proposal but does consider that the replacement will result in some loss of charm. It is noted that the current conservatory was granted at appeal in 1988, therefore it does not have historic joinery profiles and is not an original 19th century feature of the host building. The existing roof is plastic and a glass replacement would be a more durable material suited to the conservation area context. It is proposed to replace the existing vertical windows on the boundary in matching brickwork to existing which is considered acceptable. The rear fenestration alterations would retain symmetry in the design on this elevation and are also acceptable. The proposal is not considered to cause harm to the character and appearance of the host property, building group or wider conservation area. The Council's Conservation Officer raised no objection.

The replacement of the existing roof would not introduce any new concerns about impact on neighbouring residential amenity as the overall height would not increase. The replacement of part of the side elevation glazing with brick would potentially reduce existing opportunities for overlooking. Overall, the proposal is considered to be acceptable in terms of its impact on neighbouring amenity.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation

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 (ERR) 2013.

Given the above assessment, the proposal is considered to be acceptable in terms of design in accordance with Policies A1, D1 and D2 of the London Borough of Camden Local Plan (2017).

- 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).

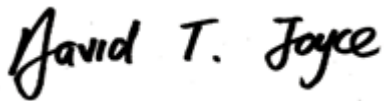
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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