

Application ref: 2018/2332/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 14 August 2018

Development Management
Regeneration and Planning
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Everest Limited
Everest Limited
Everest House
Sopers Road
Potter Bars
EN6 4SG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Ground floor flat
35 Chetwynd Road
London
NW5 1BX

Proposal: Erection of replacement rear conservatory following demolition of existing.

Drawing Nos: 1700/PP/01 Rev.A, 1700/PP/02 Rev.A and 1700/PP/03 Rev.A.

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 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:

1700/PP/01 Rev.A, 1700/PP/02 Rev.A and 1700/PP/03 Rev.A..

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

Informatives:

- 1 Reasons for granting permission.

The proposal will replace an existing rear extension and occupy the same footprint, with a minor increase in height of 0.1m at its highest point. This height increase is not considered to be material. The extension will be constructed with brick to match the existing and white painted timber with a glass roof. It is considered that the proposed rear fenestration is an improved design in comparison to the existing. It is considered that the proposal in terms of its scale, siting, design and materials would not cause harm to the character and appearance of the host property or the wider conservation area.

Given that the footprint will remain the same with only a minor height increase of 0.1m proposed and no windows will be included on the side elevation, it is not considered to have an adverse impact on any of the neighbouring property's amenity in terms of overlooking, privacy, loss of light or a sense of enclosure.

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

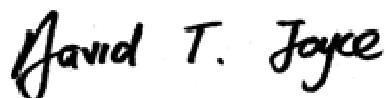
website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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