

Application ref: 2018/3156/P  
Contact: Leela Muthoora  
Tel: 020 7974 2506  
Date: 24 September 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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London  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Vivaldi Construction Ltd  
6 Vine Close  
Nottingham  
NG13 0FW

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**12 Marston Close**  
**London**  
**NW6 4EU**

Proposal:  
Erection of conservatory to rear of dwelling house (Class C3).  
Drawing Nos: Site location plan, 1-7

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 policy D1 [and D2 if in CA] 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, 1-7.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey conservatory extension is subordinate in height, form and detailing to the two storey plus attic host building. It is considered appropriate in design and materials as it respects the architectural features and proportions of the host building. The proposal would result in a conservatory constructed of a side brick and timber window elevation set in from the boundary wall with glazed facades and a single sloped glazed roof with aluminium framing. The proposal would allow for the retention of a reasonable sized garden retaining the amenity value for the host building.

The proposed conservatory would be adjacent to the boundary wall with no.10. Whilst the side elevation, constructed in brick, raises the boundary wall to 2.1m, it is not considered to negatively affect the current levels of sun/daylight received due to the existing building lines of the garage and Jade Terrace. This brick elevation would also block views into the nearest neighbouring windows. Therefore, the proposal is not considered to significantly harm the residential amenity of adjoining residential occupiers in terms of loss of light, privacy or sense of enclosure. The proposed conservatory would have limited impact in terms of light spill from the upper windows of the elevation adjacent to the boundary with no.10.

Following consultation, no comments have been received 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 (Managing the impact of development) and D1 (Design) of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, The National Planning Policy Framework 2018.

- 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

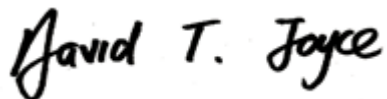
Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing 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