

Application ref: 2018/5832/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 31 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phi Architectural Services Ltd.
39
Wellesley Crescent
POTTERS BAR
EN6 2DQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

25 Lower ground floor flat

Leighton Grove

London

NW5 2QP

Proposal:

Erection of conservatory extension at rear ground floor level

Drawing Nos: 01 (Existing and Proposed Floor Plans), 02 (Existing rear and side elevations), 03 (Proposed rear and side elevations), Location Plan, Image1, Conservatory drawing

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 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 [01 (Existing and Proposed Floor Plans), 02 (Existing rear and side elevations), 03 (Proposed rear and side elevations), Location Plan, Image1, Conservatory drawing]

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

Informative(s):

- 1 Reasons for granting permission.

The site is a three storey plus lower ground terraced property. The site is not listed nor is it located within a Conservation area. The proposed single storey rear conservatory extension is subordinate in scale and location to the three storey host building, and respects the character and setting of neighbouring buildings. The neighbouring property at no.24 has been extended to a similar depth as the proposal. The extension is 2.8m in height and lower than the neighbouring extension at No. 24. The simple design is appropriate for the area and glazing would provide a lightweight appearance.

Due to the proposed extension's size and location at lower ground floor, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure. No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 CA's of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

A comment was received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposal also accords with the relevant policies of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and 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).

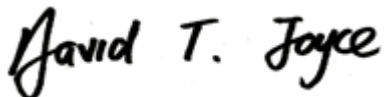
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 paragraph 38 of the National Planning Policy Framework 2018.

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