

Application ref: 2018/5937/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 13 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

My Conservatory Design
10 Margaret Street
London
W1W 8RL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**117 Maitland Park Road
London
NW3 2HE**

Proposal: Erection of single storey rear conservatory

Drawing Nos: Site location plan, block plan, Existing Elevations Page 1, Existing Elevations Page 2, Proposed Elevations Page 3 and Proposed Elevations Page 4.

The Council has considered your application and decided to grant permission subject to the following conditions:

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, block plan, Existing Elevations Page 1, Existing Elevations Page 2, Proposed Elevations Page 3 and Proposed Elevations Page 4.

Reason:

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

The proposed development is considered acceptable in terms of its compatibility to the design of the original building. It would also result in an acceptable visual impact to the character and appearance of the street. The conservatory's light weight design, modest size, scale and materials would all be considered acceptable and in accordance with the character and appearance of the existing dwelling and the surrounding area.

The roof and window frames of the proposed conservatory would be clear glazed with white uPVC panels and rafters forming a lean to roof. Normally the council considers the use of uPVC material to not be acceptable due to its inability to biodegrade, visual qualities and limited durability. However, it is noted that the majority of windows across the Maitland estate are uPVC, therefore the proposed conservatory's use of material would remain in keeping with the existing and established character of the subject building and estate. With this in mind, the use of this material would not cause harm to character and appearance that might warrant a reason for refusal and is therefore considered acceptable in this instance.

The conservatory would be to the width of the rear elevation up to both side boundaries. The conservatory would project 2.35m from the rear wall and have height to eaves of 2.1m and height to ridge of 2.6m. Therefore, given the modest depth and height it is not considered the conservatory would have a detrimental impact on the amenities of neighbouring properties in regards to loss of light, overbearing visual or overshadowing impacts. Similarly the conservatory would not lead to a loss of privacy or disruption from noise.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Therefore, it is considered that the proposed extensions would not significantly detract from the character and appearance of the subject dwelling or the surrounding area. The proposal would be in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 2019.

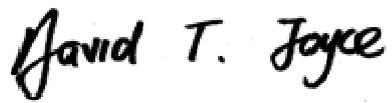
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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 2019.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning