

Application ref: 2019/1157/P
Contact: Matthew Dempsey
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Date: 1 August 2019

Development Management
Regeneration and Planning
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Richmond Oak Conservatories Ltd
Century House
38 London Road
Hailsham
BN27 3BW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
104 Highgate Road
London
NW5 1PB

Proposal: Erection of timber framed conservatory (to replace existing).

Drawing Nos: Site Location Plan, Block Plan, E01 E/A, E02 E/A, P01 P/A, P02 P/A,
Combined Design Access and Heritage Statement.

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 Site Location Plan, Block Plan, E01 E/A, E02 E/A, P01 P/A, P02 P/A, Combined Design Access and Heritage Statement.

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting planning permission:

The proposal to replace the existing timber framed conservatory with a newly constructed timber framed conservatory on the same footprint is considered acceptable. The existing part-lead roof will be retained, and; following development there will be very little discernible difference in appearance to the current arrangement. The proposals will have no adverse impact on the fabric or special interest of the grade II listed building or the character and appearance of the Dartmouth Park Conservation Area. Part of the reason for the works is to improve access to the garden via the conservatory as the existing rear door is somewhat impeded by the decking and steps in place in the rear garden.

The proposed works will not harm neighbouring amenity in terms of loss of light or privacy.

The proposal was advertised in the press and by site notice. No objections were received prior to the determination of this application. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed

building, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policy D3 of the Kentish Town Neighbourhood Plan and the London Plan 2016 and the National Planning Policy Framework 2019.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint, light-colored rectangular stamp or watermark.

Daniel Pope
Chief Planning Officer