

Application ref: 2020/0095/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Date: 2 March 2020

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

David Salisbury Joinery  
65 Pennymoor Drive  
Middlewich  
CW10 9QP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Ground floor flat**  
**42 Aberdare Gardens**  
**London**  
**NW6 3QA**

Proposal:

Erection of single storey replacement conservatory and alterations to rear fenestration at ground floor level

Drawing Nos: 11641/01; 11641/02; 11641/03; 11641/04; Design and Access 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 policy 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: 11641/01; 11641/02; 11641/03; 11641/04; Design and Access statement

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The replacement conservatory building would have a slightly larger footprint than the existing extension and would project slightly forward of the existing brick extension, representing an increase in depth of approximately 1.4 metres.

The form and design would remain much the same as the existing structure comprising a brick base with timber framed glazing and pitched glazed roof lantern. There would be a minimal increase in the height of the extension but it would remain a subordinate addition of appropriate proportions that would respect the host building. Full width extensions of a similar depth are typical of the wider building group and so the proposal would not disrupt the pattern of rear development. Nor would the proposal have a harmful impact on the host building or conservation area given the similarities to the existing extension, appropriate scale, form and materials, and non-prominent location to the rear of the building.

The fenestration of the existing brick extension would be slightly altered to enlarge the aperture of one of the windows to match the existing. The new windows would be timber casement, appropriate for this ground floor location.

One objection has been received from an adjoining neighbour concerning the additional depth of the extension being harmful to the outlook from the rear elevation window and daylight to the garden adjacent. The additional depth would be noticeable from this rear window; however, the window is large and has a clear south facing outlook across the garden and is also set in from the shared boundary with the application site.

Furthermore, the proposed timber/glazing arrangement makes for a lightweight structure that would allow visibility through the extension, and the proposed glazed lantern would be set in from both flank elevations of the extension, thus further reducing its impact on neighbouring amenity. The proposed development is therefore not considered to result in a harmful loss of daylight outlook or privacy to any adjoining occupiers. Concern was also raised as to the construction impact on health and planting. The construction operation would be relatively minor and short and would not impact on any mature trees that have conservation area protection. The provision of replacement

landscaping on the party wall would be a civil matter to be resolved between neighbours.

The planning history of the site has been taken into account when coming to this decision.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 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 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.
- 4 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)


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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 'DP', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer