

Application ref: 2020/0333/P
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Date: 5 August 2020

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

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Vale Garden Houses Ltd
Londonthorpe Road
Grantham
NG31 9SJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**25 Rochester Square
London
NW1 9SA**

Proposal:

Erection of single storey rear conservatory extension.

Drawing Nos: A2Q-12285-2A P1/2; A2Q-12285-2A P2; A2Q-12285-2B (P1); Details of external materials, Heritage, design & access statement dated January 2020, and Pre-development Arboricultural Survey and Report ref: WAS 154 /2020 dated 16 July 2020.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: A2Q-12285-2A P1/2; A2Q-12285-2A P2; A2Q-12285-2B (P1); Details of external materials, Heritage, design & access

statement dated January 2020, Pre-development Arboricultural Survey and Report ref: WAS 154 /2020 dated 16 July 2020.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey timber conservatory would measure 3.1m deep, 5.2m wide with a lantern roof measuring 2.6m high, increasing to 3.3m at the highest point.

Although the building has already been extended by way of a two storey rear extension, many other properties within the wider terrace feature both two storey and single storey extensions. The neighbouring building no.26 includes a similar two storey extension which has been extended further at lower ground floor level. The proposed conservatory would be of the same depth as the neighbouring example. Given there is no uniform character, size or design to the rear elevation of the wider terrace, the proposals are considered to preserve the character and appearance of the host building and this part of the Camden Square Conservation Area. The existing property benefits from a very large garden and the proposed extension would remain subordinate to the host building and garden.

The proposed materials are traditional, high quality and appropriate in this garden setting, and would be sympathetic to the host building.

Given the extension would be of the same depth as the adjoining extension at no.26 and set away from the boundary with no.24, the proposals would not impact the residential amenity of occupants of neighbouring properties by way of loss of privacy, outlook or daylight. The conservatory would feature a large rooflight above; however, it is not considered to result in harmful lightspill to neighbouring windows given the distance between the rooflight and the nearest neighbouring windows.

The proposals would require the removal of one small double stemmed Pittosporum Tree which is acceptable. As it is not visible from the public realm and very close to the house, its removal will not be detrimental to the character of the conservation area.

No objections were received prior to determination. The planning history of the site and surrounding area has been taken into account.

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, A3, 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 below the text 'Yours faithfully'.

Daniel Pope
Director of Economy, Regeneration and Investment