

Application ref: 2021/6144/P
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Date: 17 March 2022

Development Management
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London Borough of Camden
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Picardi Architects
LICHFIELD STUDIOS
119 OXFORD GARDENS
LONDON
W10 6NE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Garden Flat
65 Fitzjohn's Avenue
London
NW3 6PE

Proposal: Erection of a single storey conservatory extension at rear on lower ground floor level.

Drawing Nos: FA21: 01, 03A, 05A, 06A, 13A, 15A, 16A, 21 (Design, Access and Heritage Statement), Photo Album

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 drawings/document:

FA21: 01, 03A, 05A, 06A, 13A, 15A, 16A, 21 (Design, Access and Heritage Statement)

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

- 4 The windows in the south elevation of the extension hereby permitted (adjacent to 63 Fitzjohn's Avenue) shall be formed of obscure glass (to a height of at least 1.8m above floor level), fixed shut and permanently retained as such thereafter.

Reason: To prevent harmful overlooking and safeguard the amenity of neighbouring residents in accordance with policy A1 (Managing the impacts of development) of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application has been submitted following a previous approval for a similar conservatory to the rear of the the lower ground floor flat (reference 2021/3986/P). The current proposals are similar in design, but would measure 800mm narrower than the previous approval, so that it would be pulled away from the side elevation of the host building and the side boundary wall. The detailed design, materials and height would be the same as previously approved.

The proposal would have no more impact on the appearance of the streetscene, townscape and Conservation Area than the previously approved scheme and is considered acceptable in this regard.

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.

The proposal would have no more impact upon the amenity of any neighbouring occupiers than the previously approved scheme. The current proposal would be sited 1m further from the boundary wall shared with 63 Fitzjohn's Avenue. There would be no increased overshadowing or loss of outlook from any rooms or the garden at this site. Windows are proposed on the side elevation of the proposal facing no.63 and the submitted drawings indicate that the windows would be of obscure glass to a height of 1.8m, thereby preventing any overlooking at no. 63. The provision and retention of obscure glass (to a height of 1.8m) shall be secured by planning condition.

To prevent light pollution and artificial light spillage to the habitable windows of the flat above, the lighting scheme will only comprise downlights (as shown on the drawings) hence minimising the upward spread of light. In addition, motorised blinds are proposed to further limit light spillage, as shown on the drawings, with further benefits for privacy and solar control.

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

No objections were received following statutory consultation on the application.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

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