

Application ref: 2022/3585/P
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Date: 6 January 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Oliver Perceval Architects Ltd.
Holly Tree House
Shepherds Hill
Colemans Hatch
Hartfield
TN7 4HN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat D 31 Hampstead Lane
London
N6 4RT**

Proposal:

Replacement rooftop conservatory like for like.

Drawing Nos: JO.006A, JO010A, JO.009, JO008A, JO.007, JO006A, JO.005, JO004A, JO.003, JO.003, JO002A, JO001.

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 JO.006A, JO010A, JO.009, JO008A, JO.007, JO006A, JO.005, JO004A, JO.003, JO.003, JO002A, JO001.

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.

Informative(s):

- 1 Reasons for granting permission -

The current conservatory is constructed of single pane glazing and timber frame on top of a cill height white painted render band. The structure is unusual, and the council generally discourages high-level conservatories, but its form and materials give it a lightweight appearance, reducing its visual impact. The applicant proposes a replacement conservatory structure, with a timber frame and double-glazed windows on all sides including the roof. This is a like-for-like replacement which would be set back from the building (like the existing) and therefore would not detract from the overall composition. The replacement conservatory is not considered to cause further harm to the character and appearance of the streetscape and therefore does not further harm the significance of the conservation area.

The proposal would improve the energy efficiency of the building which is welcomed.

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 (ERR) 2013.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

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

- 2 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.

- 3 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully,



Daniel Pope
Chief Planning Officer