

Application ref: 2022/4275/P  
Contact: Sam Fitzpatrick  
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Date: 28 February 2023

**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)

Carol Brown  
3  
hallswelle road  
London  
London  
NW11 0DH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flat 3**  
**2 Mazenod Avenue**  
**Camden**  
**London**  
**NW6 4LR**

Proposal: Erection of ground floor rear conservatory (retrospective).

Drawing Nos: Site Location Plan; Detail Conservatory Support Dwarf Wall; Existing Floor Plan; Proposed Floor Plan; Existing Rear Elevation; Proposed Rear Elevation; Existing Side Elevation; Proposed Side Elevation; Proposed Conservatory Plan; Conservatory Manufacturer Details.

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: Site Location Plan; Detail Conservatory Support Dwarf Wall; Existing Floor Plan; Proposed Floor Plan; Existing Rear Elevation; Proposed Rear Elevation; Existing Side Elevation; Proposed Side Elevation; Proposed Conservatory Plan; Conservatory Manufacturer Details.

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The retrospective application is for the construction of a glazed conservatory extension that extends approximately 3.7m from the rear of the existing extension. It adds approximately 14.8 sqm to the flat and allows for the retention of a garden that is approximately 50.4 sqm, which is considered reasonably sized.

The conservatory is situated at the rear of the property and as such has very limited visibility from the public realm and is screened from properties on Quex Road by a large tree. It extends roughly to the building line of rear extensions at neighbouring properties and has an approximate height of 2.4m with a flat roof, which is marginally higher than the adjacent boundary fence. The materials used are white aluminium and PVCu frames with a brickwork base and are considered suitable for the character of the property and wider area. The extension is therefore considered to be of an acceptable scale, design, and siting. It is also subordinate to the host property and does not detract from the character of the property, neighbouring dwellings, or surrounding area.

The size, height, and location of the proposed development would not cause harm to neighbouring amenity in terms of loss of light, outlook, or privacy.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. 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](http://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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer