

Application ref: 2023/0952/P
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Date: 17 May 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Be-Studio Ltd
88 Union Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 A Greville Place
London
NW6 5JP

Proposal:
Installation of rooflights (4) on main roof.

Drawing Nos: 22023-BE-XX-A: 001, 002, 003, 22023-BE-RF-A-A103 (Roof Plan),
Design & Access and Heritage 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 The development hereby permitted shall be carried out in accordance with the following approved drawings/document:

22023-BE-XX-A: 001, 002, 003

22023-BE-RF-A-A103 (Roof Plan)

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.

Informative(s):

- 1 Reasons for granting permission:

The application building at 5A Greville Place is Grade II Listed on the National Heritage List for England (No. 1271399) and is also located in the St Johns Wood Conservation Area. The proposal is for the addition of four skylights into the flat roof of the main building.

The subject dwelling originally would have served as an adjoining coach house/stable/ancillary building for No. 5 Greville Place and presented as single-story level to the street. In 1948 the hipped roof form was replaced with a front facing mansard that remained till at least 1978. Between 1978 and 1999 the mansard was removed and the roofspace converted into a full second-storey and extended to the full depth of the house with a flat roof and parapet.

Given the roof form has been subject to multiple alterations since the original construction in the 19th century (from hipped, to mansard to flat), the proposed four skylights on the flat roof of the main building will not result in the loss of any historic fabric. The proposed four new joinery units will introduce an untraditional feature to the Listed Building. However, they will be installed flush with the roof plane and therefore not be visible from the public realm, obscured behind the line of the raised parapet.

It is therefore considered that the installation of the four proposed rooflights will not result in the loss of or harm to historic fabric or significance of the Grade II Listed building, setting or character and amenity of the St Johns Wood Conservation Area. The works can therefore be supported from a conservation perspective.

The proposal would not result in the loss of amenity for any neighbouring occupiers. It would not result in any overlooking of adjoining rooms or gardens, loss of light or outlook.

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 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:

<https://www.gov.uk/appeal-householder-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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer