

Application ref: 2023/1471/P
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Date: 29 August 2023

Development Management
Regeneration and Planning
London Borough of Camden
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MSJ Design Ltd
38-42 Fife Road
Kingston upon Thames
KT1 1SU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**6 St John's Wood Park
London
NW8 6QS**

Proposal:

Replacement of existing first floor conservatory and balcony with brick infill extension. Replacement and enlargement of existing ground floor doors to the rear, raise existing parapet for first floor flat roof, conversion of existing garage into bedroom (including external alterations), alterations to the front wall and installation of an air conditioning multi-split system (which will provide heating but not cooling) along the northern side of the property.

Drawing Nos: Design and Access Statement 5th April 2023, Topographical Survey, Aug 2022, Ground Floor Plan Aug 2022, First Floor Plan Aug 2022, Second Floor Plan Aug 2022, Elevations Aug 2022, Block Plan, OS Map, 101P Rev A, 102P, 103P, 104P, 105P, 106P, 107P Rev A, 108P, 109E, 109P, Noise Impact Assessment 21st June 2023, Daikin Mxm Range.

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:

Design and Access Statement 5th April 2023, Topographical Survey, Aug 2022, Ground Floor Plan Aug 2022, First Floor PPlan Aug 2022, Second Floor Plan Aug 2022, Elevations Aug 2022, Block Plan, OS Map, 101P Rev A, 102P, 103P, 104P, 105P, 106P, 107P Rev A, 108P, 109E, 109P, Noise Impact Assessment 21st June 2023, Daikin Mxm Range.

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.

- 4 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 6 The air source heat pump shall not be used for cooling purposes.

Reason: To ensure that the proposal is consistent with policy CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The application site comprises a three storied dwelling and is not located within a conservation area. The proposed works would involve the replacement of the existing first floor conservatory and balcony with a brick infill extension, changes to existing windows and doors and a new window at first floor level along the northern elevation, raise the existing parapet for first floor flat roof to the rear, instillation of an air conditioning multi-split system (which will provide heating but not cooling) along the northern side of the property.

The replacement extension will remain subservient to the host building, and will not be any deeper than the existing conservatory, albeit slightly wider and the proposed materials would match the existing and are therefore appropriate. While the replacement doors to the rear at ground floor level will result in an enlargement of existing openings this is considered appropriate as are the materials. The changes to the windows to the front associated with the conservation of the garage and the new window proposed along the side elevation are acceptable in terms of their design which would match the character of the existing house and surrounding area. The raising of the existing parapet for the first floor flat roof is minor in nature. The changes to the boundary wall would result in the wall continuing to be of a similar design to the other boundary walls of adjoining properties, and the proposal would not result in a change to the likes of the height of the wall. The air-conditioning system would be mounted at ground level, out of view from surrounding properties. For the above reasons, the proposal would preserve the character and appearance of the host building and surrounding area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight, outlook, privacy or noise. The rear extension will result in an improvement in privacy with No.5 compared with the existing situation as it would remove the existing flat roof area that can be accessed from the existing conservatory. The changes to existing windows and doors would not result in any new amenity related effects given that they are to be similar to the existing in terms of size and openings. The new window proposed along the side elevation would not result in any amenity related effects as there are no windows located at ground or first floor level of the adjoining boundary wall at 5 St John's Wood Park. Council's Environmental Health Officer has reviewed the acoustic assessment provided and is satisfied that it meets local plan guidelines and is therefore acceptable in environmental health terms. Conditions of consent have been included relating to external noise level and anti-vibration isolators.

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 accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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



Daniel Pope
Chief Planning Officer