

Application ref: 2023/2616/P  
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Date: 12 January 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
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Be-Studio Ltd  
88 Union Street  
Unit 3  
London  
SE1 0NW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**5 A Greville Place  
London  
NW6 5JP**

Proposal:

Lowering of lightwell and installation of new windows at front lower ground floor

Drawing Nos: Site Location Plan 22023-BE-XX-A-001-LOCATION PLAN; 22023-BE-XX-A-002-SITE PLAN; 22023-BE-XX-A-003-BLOCK PLAN; 22023-BE-XX-A-300-SECTION; 22023-BE-XX-A-200-FRONT ELEVATION Rev R03; 22023-BE-B1-A-100-LOWER GROUND FLOOR Rev R03; Design, Access and Heritage Statement by Be-Studio dated 23/06/23; Basement Impact Assessment Stage 1 Screening Report (Fairways dated May 2023); Executive Non-Technical Summary Basement Impact Assessment Stage 1 Screening (Fairways dated May 2023); Site Investigation Report (Fairways dated June 2022); DET-07 T2; DET-08 T3; DET-09 T1; DET-09A T2; 210513\_S\_099 C1; and 210513\_S\_100 C1.

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 22023-BE-XX-A-001-LOCATION PLAN; 22023-BE-XX-A-002-SITE PLAN; 22023-BE-XX-A-003-BLOCK PLAN; 22023-BE-XX-A-300-SECTION; 22023-BE-XX-A-200-FRONT ELEVATION Rev R03; 22023-BE-B1-A-100-LOWER GROUND FLOOR Rev R03; Design, Access and Heritage Statement by Be-Studio dated 23/06/23; Basement Impact Assessment Stage 1 Screening Report (Fairways dated May 2023); Executive Non-Technical Summary Basement Impact Assessment Stage 1 Screening (Fairways dated May 2023); Site Investigation Report (Fairways dated June 2022); DET-07 T2; DET-08 T3; DET-09 T1; DET-09A T2; 210513\_S\_099 C1; and 210513\_S\_100 C1.

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 proposed works are limited to those to the front elevation at lower ground floor level and follow on from recent approvals at the application site for a rear extension and various internal alterations (Refs. 2021/0305/P and 2023/0852/L as amended by 2022/2669/P and 2022/5444/L). Those approved works are shown on the drawings, but are severable to, and do not form part of this application. The application site is located within the St John's Wood Conservation Area and is Grade II listed.

It is proposed to lower the existing front lightwell by approx. 0.65m, which would align with the depth of the neighbouring front lightwell at no. 5. Given the lightwell is set back from the highway, the increase in the depth of the lightwell is unlikely to be visible from the public realm and would not significantly alter the appearance of the property. In addition, the existing windows at lower ground floor would be replaced by slightly larger timber framed sash windows. These would still be smaller than the windows at the upper level of the building and would thus respect the fenestration hierarchy and the glazing pattern would be sympathetic to the windows across the building. As such, the proposals would be sympathetic to the host building and would preserve its overall appearance and character.

Special regard has been attached to the desirability of preserving or enhancing

the listed building, its setting and its features of special architectural or historic interest, and the conservation area under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

A Basement Impact Assessment Screening Report was submitted and reviewed by the Council's third-party engineers who confirmed that a full Basement Impact Assessment would not be required in this instance given the very minor works of excavation proposed, and the proposal would not have a detrimental impact on the host or neighbouring properties.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been 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, A5, 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 2023.

- 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 2023.

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 above the typed name and title.

Daniel Pope  
Chief Planning Officer