

Delegated Report		Analysis sheet		Expiry Date:		18/08/2010	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Kevin Fisher				2010/3302/P			
Application Address				Drawing Numbers			
40 Queen's Grove London NW8 6HH				EPA/QGR 40/201 Rev P0; 40/200 Rev P0			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of hard and soft landscaping (condition 4); and sedum roof (condition 10) pursuant to planning permission dated 25/6/09 (ref. 2008/0679/P) for the erection of a three storey plus basement single-family dwellinghouse following the demolition of the existing family dwellinghouse and associated landscaping.							
Recommendation(s):		Approve Details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		NoSN/PN					
CAAC/Local groups* comments: <small>*Please Specify</small>		None					

Site Description

The application site is located on the north western side of Queens Grove, and it accommodates a single dwellinghouse. It dates from c.1937 and comprises 3 storeys (including semi basement) in brown brick with hipped, tiled roof and timber casement windows. This dwelling has an existing two-storey, half-width rear extension with a sunken open terrace at basement level, which is contemporary in design and is predominantly glazed.

The site lies in a predominantly residential area and is located within the St. Johns Wood Conservation Area (CA). It is not a Listed Building. The site lies in close proximity to the boundary with the adjoining City of Westminster.

Relevant History

25/06/2009 planning permission was granted for the erection of a three storey plus basement single-family dwellinghouse following the demolition of the existing family dwellinghouse and associated landscaping.

10/06/2010 planning application submitted for revisions to planning application no: 2008/0679/p for the redevelopment of the site following demolition of the existing house. Works include alterations to steps from ground floor to basement front and rear, the vehicle lift, flank wall adjacent to number 39, and alignment of rear elevation, elevation designs and materials, mechanical plant enclosure on roof, rooflights and landscaping details. (C3)

Relevant policies

Replacement Unitary Development Plan 2006

B1, N8 (Complies)

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

DP24.DP25

Assessment

Condition 4 Hard and Soft Landscaping

The details provided are considered to be satisfactory. Materials are of a high standard and appropriate to the site and its surroundings.

Condition 10 Green Roof

The Sedum roof details are considered to be satisfactory

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