

Delegated Report		Analysis sheet		Expiry Date:		21/01/2009	
		N/A		Consultation Expiry Date:		13/02/2009	
Officer				Application Number(s)			
Laura Swinton				2008/5694/P			
Application Address				Drawing Numbers			
7 Greville Place London NW6 5JP				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Revisions to planning permission dated 20/05/08 (2008/111/P) as amended by planning permission dated 28/10/08 (2008/3675/P) for the erection of rear conservatory extension, first floor side extension, excavation of new basement and a loft conversion in connection with existing dwellinghouse, namely alterations to side extension.							
Recommendation(s):		Grant Conditional Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	3	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		A site notice was displayed from 22/01/09 to 12/02/09. Adjoining owners/occupiers No reply to date.					
CAAC/Local groups/Other comments:		There is no CAAC for the St John's Wood Conservation Area. City of Westminster No objection.					

Site Description

The application site is a two storey semi-detached single-family dwellinghouse located on the north west side of Greville Place. The area is predominately residential with similar properties adjoining on all sides. The building is not listed, but it is located within the St John's Wood Conservation Area.

Relevant History

2008/3675/P

Planning permission granted 28/10/08 for amendments to the approved planning permission 2008/1111/P for the erection of a rear conservatory extension, first floor side extension, excavation of new basement including front and rear lightwells and a loft conversion including the insertion of two rooflights in the rear and front (on the side) roofslope, all to create additional accommodation for the existing dwellinghouse, namely to remove the rear lightwell from the scheme, relocation of the rear chimney to the front corner of the building, alterations to the rear ground floor level fenestration and increased width and depth of the approved rear conservatory.

2008/1111/P

Planning permission was granted on 20/05/08 for the erection of rear conservatory extension, first floor side extension, excavation of new basement including front and rear lightwells and a loft conversion including the insertion of two rooflights in the rear and front (on the side) roofslope, all to create additional accommodation for the existing dwellinghouse.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden Unitary Development Plan 2006 (UDP)

S1 & S2 – Sustainable development

SD1 – Quality of life

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

Camden Planning Guidance 2006 (CPG)

St John's Wood Conservation Area Statement

Assessment

Proposal

The application seeks the following amendments to planning application 2008/1111/P, which was previously amended by 2008/3675/P (details outlined in the history section above):

- Reduction in the depth of the ground floor side extension, setting it back 450mm from the corner of the original house.
- Increase in the depth of the first floor side extension, setting it forward by 1100mm.

Assessment

The originally approved scheme showed the side extension extending to the corner of the original dwellinghouse at ground and first floor level. The amendments reduced the size of the first floor setting it further back. The current application amends this element of the proposal again as that the ground floor is set back further (450mm) than approved and the first floor is set back further than originally approved, but further forward than on the amended scheme. Given that permission has already been granted for a slightly large scale side extension as part of the originally approved scheme it is considered that the proposed changes would have less of an impact visually and in terms of their impact on neighbours. The amendment would have no undue impact upon the character or appearance of the building or the St John's Wood Conservation Area or the amenity of the adjoining occupiers and neighbours. The rest of the approved scheme remains as is and

there has been no change in policy or circumstances since the previous decision which would lead us to take a different view on any other elements of the proposal.

Recommendation: Grant conditional permission.

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