

Delegated Report		Analysis sheet		Expiry Date:		20/05/2014	
		N/A		Consultation Expiry Date:		18/04/2014	
Officer				Application Number(s)			
Tania Skelli-Yaoz				2013/3549/P			
Application Address				Drawing Numbers			
14 Queensmead St John's Wood Park London NW8 6RE				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Loft conversion with rear rooflights, installation of two air conditioning units at rear ground floor level, and replacement of window and door at rear ground floor level with full width sliding doors to dwelling house (Class C3) [Retrospective].							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	02	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<u>15 Queensmead:</u> comment. Concerns over retrospective application and no prior consultation. <u>13 Queensmead:</u> comment. Concerns over noise that will arise from AC units. Concerns over the Acoustic report not unbiased as commissioned by applicant; request that Camden Environmental Health Officer assess the report.					
CAAC/Local groups* comments: <small>*Please Specify</small>		n/a					
Site Description							
The site is part of a terrace of 8 houses facing Queensmead which is accessed off St John Wood Park. The house comprises of 3 floors. The area is entirely residential and the site lies outside of a CA and is not listed. Several properties in on the terrace and in the immediate area have carried out similar works to the							

houses (mostly under CLD).

Relevant History

n/a

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the Impact of growth and development

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

CPG1 and 6

Assessment

The proposed works have been carried out in the last year to include 4x rooflight to the rear roofslope, full-width sliding doors to rear g/f and installation of 2x AC units to the rear yard.

The main considerations with this proposal are design and amenity which are discussed below.

Design-

The proposed roof alterations can only be seen from the rear car parking access way and not from the main road or other public views and is acceptable in this location.

The ground floor alterations cannot be seen from the public realm, as above and do not dominate to appearance of this rear elevation.

The Air Conditioning units are located close to the rear elevation and do not impact views from the outside of the site. They are set below the boundary wall with the adjoining site and screened.

Accordingly, the proposed works comply with policy DP24 and CPG1 and are not considered to be harmful to their surroundings and host building.

Amenity–

The Air Conditioning units have been assessed by the Environmental Health Officer and are considered to comply with Camden's noise standards. It is recommended to add a standard condition to control the noise level to accord with Camden's standards.

There are no other amenity issues arising from this proposal.

Accordingly, the proposal complies with DP26 and DP28.

Recommendation: Grant planning permission.

CIL- n/a