

Mr David Symonds
Metropolis Planning & Design
4 Underwood Row
London
N1 7LQ

Application Ref: **2015/2858/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

13 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5A Greville Place
London
NW6 5JP

Proposal:
The erection of a single storey rear extension at lower ground level.
Drawing Nos: 569-SL01-P1; 569-SP01-09; 569-GA00-P1; 569-GALG_P1; 569-DE01-P1;
569-GS01-P1; 569-IE01-P1; 569-GA100-P1 dated April 2015.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans

569-SL01-P1; 569-SP01-09; 569-GA00-P1; 569-GALG_P1; 569-DE01-P1; 569-GS01-P1; 569-IE01-P1; 569-GA100-P1 dated April 2015.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The materials, scale and detailed design of the proposed new glazed addition and railing are simple, high quality, and sympathetic to the appearance of the building's rear elevation. While a full width extension is not usually acceptable, the principle for a full width extension has been established within the previous permissions on the site. The current proposal is of a much smaller scale than previously proposed and preserves the rear elevation. Therefore for the reasons above it is acceptable.

Given the lightweight materials, the fact that the proposal is located at the rear and is not visible from the wider environment, the proposed rear glazed addition is not considered harmful to the character or appearance of the host building, street scene of the St Johns Wood Conservation Area.

Due to the location of the proposed extension, at lower ground floor level and between the boundary walls, the proposal is not considered to have an impact on the amenity of adjoining occupiers.

No objections have been received. The site's planning history was and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest, under s.16, s. 66 and s. 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS5, and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also

accords with policy 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment