

Mr John Hough
Oakley Hough Limited
The Barn Stebbing Farm
Fishers Green
Stevenage Hertfordshire
SG1 2JB

Application Ref: **2016/1294/P**
Please ask for: **Jagdish Akhaja**
Telephone: 020 7974 **4899**

16 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1005 Boydell Court
St John's Wood Park
London
NW8 6NH**

Proposal:

Erection of extension to glazed staircase enclosure at roof level in connection with Flat 1005.

Drawing Nos: The Site Location plan, 565/01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 and Design and Access Statement.

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 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: The Site Location plan, 565/01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 and Design and Access Statement.

Reason:

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

Informative(s):

- 1 The proposed extension to existing enclosure to create conservatory at roof top level is considered to be acceptable in design and appearance and would not harm the appearance of the host building or streetscene. The subject property is not listed nor within a Conservation Area.

The propose materials for the doors and windows remains same with powder-coated aluminium frames. The proposed extension is at roof top level. Given the height of building would not be overly visible from ground level. Similar extensions have been approved and built to two buildings out of four of the other blocks in the development. It is not considered that there would be any detrimental impact on the appearance of the host buildings or wider street scene as a result of the proposal. Given its location on the rooftop, with an existing extension and terrace, there would be no additional impact on amenity beyond what is currently possible.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2016; and paragraphs 14, 17 and 56 -66 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).

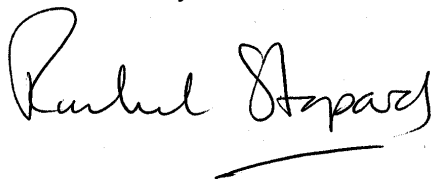
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard
Director of Supporting Communities