

Mr Matthew Brumby
Pennington Phillips
16 Spectrum House
32-34 Gordon House Road
London
NW5 1LP

Application Ref: **2015/5630/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

25 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
47 Queen's Grove
London
NW8 6HH

Proposal:
Erection of side and rear extensions including external alterations; extension and alterations to rear outbuilding.

Drawing Nos: Site Location Plan; 5862/10; 5862/11; 5862/13; 5862/15; 5862/16; 5862/20; 5862/25A; 5862/26A; 5862/27A; 5862/28A; 5862/30A; 5862/31B; 5862/35A; 5862/36A.

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 Site Location Plan; 5862/10; 5862/11; 5862/13; 5862/15; 5862/16; 5862/20; 5862/25A; 5862/26A; 5862/27A; 5862/28A; 5862/30A; 5862/31B; 5862/35A; 5862/36A.

Reason:

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

- 4 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2012. Tree protection measures shall be installed in accordance with approved drawings and evidence of this shall be submitted to the council. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Including scaled plans showing all existing and proposed vegetation and landscape features, a schedule detailing materials species, sizes, and planting densities.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 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.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development

whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 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.

Informative(s):

1 Reasons for granting permission. [Delegated]

The proposed ground floor single storey extensions to the side and rear extensions including external alterations together with the extension and alterations to the rear outbuilding are considered acceptable. The proposals are considered sufficiently subordinate to the host building by virtue of their scale and design. The development is very similar in scale and proportion to that which was granted at the adjacent property, no.46, in 2006 (see application references 2006/4374/P and 2006/5895/P). Due to the size and location of the proposals, they would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light or privacy.

The proposal is considered acceptable by virtue of the similar character, scale and form of the prevailing development surrounding the site. The proposed side and rear extensions are considered to improve the existing arrangement which replaces a single storey garage to the side of the house. As a result of the proposal, off-street parking will be unaffected by virtue of the large front drive leading up to the house. The removal of the security screens to the front windows of the house is welcome. The enlargement of the rear outbuilding is considered acceptable as it maintains its single storey scale with only a small pitch in the roof which is considered acceptable. As such, the proposal in this location is not considered harmful to the character or appearance of the host building, street scene or the St John's Wood Conservation Area.

With regards to the removal of the trees, T1 and T2 are proposed for removal to facilitate the proposed development. These are both fairly unremarkable specimens of moderate size and low quality. It is also proposed to remove T5, partly to facilitate a new garden room, and partly to alleviate any future pressure on the building foundations which could arise. This is a larger tree, which makes a greater contribution to the immediate area, but its removal can be considered of benefit to the adjacent trees. As such, the removal of the identified trees is considered appropriate. An appropriately worded condition has been attached to this permission which ensures the protection measures proposed are adhered to.

The excavation beneath the side and rear extensions of 1.2m, to allow for appropriate head room, is considered acceptable. To ensure that any repairs can be made to the public highway as a result of the construction process, a highways contribution has been secured via a Section 106 legal agreement.

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

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015 Consolidated with Alterations Since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 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.
- 3 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).
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are

implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

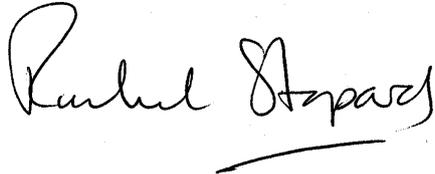
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities