

Mr David Lipsey
Transformation Architects
17 Bonny Street
London
NW1 9PE

Application Ref: **2017/3161/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

5 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 St John's Wood Park
London
NW8 6QS

Proposal:
Erection of single storey rear conservatory to replace existing conservatory. Alterations to 1 x ground floor rear window.
Drawing Nos: 1982-001; 1982-003; 1982-05; 1982-10 Rev. B; 1982-11 Rev. B; Design and Access Statement (dated 15/05/2017).

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 D1 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1982-001; 1982-003; 1982-05; 1982-10 Rev. B; 1982-11 Rev. B; Design and Access Statement (dated 15/05/2017).

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

- 4 The flat roof of the single storey rear conservatory hereby approved shall not be used at any time as an external terrace/balcony, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear conservatory would replace the existing rear conservatory of the same footprint, and would have a traditional appearance with brick walls, timber framed windows and doors and painted timber moulding around the edge of the flat roof. The existing conservatory is considered to be an unsympathetic addition to the host building in design terms, and the proposed flat-roofed conservatory is considered to be an appropriate replacement which would remain subordinate to the host building in terms of form and scale, and would respect and preserve the design and proportions of the original building.

The replacement of the ground floor rear closet wing window with a timber framed window to match the proportions of the proposed rear conservatory windows is considered acceptable in design terms.

Given that the proposed conservatory would be set in from both side boundaries and would not exceed the footprint of the existing conservatory, it is not considered that the proposed extension would harm the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

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

As such, the proposed development is in general accordance with policies G1, A1 and D1 of the Camden Local Plan 2017. The proposed development also accords

with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

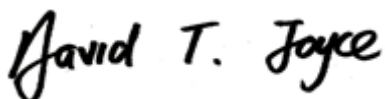
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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



David Joyce
Director of Regeneration and Planning