

Mr Andrew MacSwayed
Clearly Architects
Brampton House
Scabharbour Road
Hildenborough
Kent
TN11 8PJ

Application Ref: **2017/2255/P**
Please ask for: **Leela Muthoora**
Telephone: 020 7974 **2506**

3 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

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

Proposal: Erection of a ground floor rear extension, installation of roof lights, new first floor side window (non-openable and obscurely glazed) and replacement roof tiles.

Drawing Nos: (4548/) 001 revD; 002 revD; 003 revD; 004 revD; 005 revD; 006 revD; 007 revD; 010 revD; 011 revD; 012 revB; 013 revB; 014 revB; 015 revD; 016 revD; 017 revD; 018 revD; 019 revE; 020 revF; 021 revE; 022 revF; 023 revD; 024 revF; 025 revF; 026 revD; 027 revD

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 London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans (4548/) 001 revD; 002 revD; 003 revD; 004 revD; 005 revD; 006 revD; 007 revD; 010 revD; 011 revD; 012 revB; 013 revB; 014 revB; 015 revD; 016 revD; 017 revD; 018 revD; 019 revE; 020 revF; 021 revE; 022 revF; 023 revD; 024 revF; 025 revF; 026 revD; 027 revD.

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

- 4 The rooflights and window to the side elevation shown on drawings 4548/019 revD and 4548/023 revD shall be non-opening and fitted with obscure glazing and shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 (managing the impact of development) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension is subordinate in scale and location to the two-storey host building and appropriate by design as it respects the original proportions of the building and allows for the retention of a reasonable sized garden. There are existing extensions of similar height and depth at neighbouring properties. As a single storey addition, it would have limited visibility and minimal impact on surrounding area. Whilst all development has some impact, given that the proposed extension would be of a similar depth to that recently approved at the neighbouring property and is set in from both side boundaries, it is not considered that the proposed extension would harm the amenity of neighbouring occupiers in terms of loss of natural light, light spill or loss of privacy or outlook.

Following officer advice, the installation of a new timber-framed window to the first floor of the existing rear extension has been amended to match the existing glazing patterns and is considered acceptable as it matches the size and proportions of the existing windows. Due to the position and height of the window this will be non-opening and obscure glazed, to mitigate the impact of overlooking and loss of privacy to the neighbours.

The installation of the roof lights and the replacement roof tiles are considered to be acceptable in terms of their appearance.

The new side facing window and rooflights would be obscurely glazed and fixed shut to prevent unreasonable levels of overlooking.

No objections have been received following consultation prior to making this decision. The site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, The National Planning Policy Framework 2012.

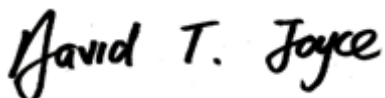
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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



David Joyce
Director of Regeneration and Planning