

Kinleigh Folkard & Hayward
Nelson House
58 Wimbledon Hill Road
Wimbledon
SW19 7QA

Application Ref: **2017/4381/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

23 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Queensmead Garages
St John's Wood Park
LONDON
NW8 6RE

Proposal: Erection of a replacement concierge office between garages to the rear of No.1 Queensmead.

Drawing Nos: 01, KFH131/01, KFH131/02, Arboricultural report dated 31st July 2017 by ACSTREES.

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

01, KFH131/01, KFH131/02, Arboricultural report dated 31st July 2017 by ACSTREES.

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

- 3 The building hereby approved shall only be used as a concierge office serving, and ancillary to, the Queensmead Estate.

Reason: To ensure that the building does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies H6, H7 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is to replace the existing Concierge office, which is housed in a metal container cabin. The replacement building would be located in the same position as existing, between the existing brick garages along the eastern side of the estate. At present, half of the site is paved with sloping brick paviers, with a large mature Plane tree subject to a Tree Protection Order.

The replacement building would be constructed in an "L" shape from prefabricated timber cladding and insulation. The design is modern, would be of a similar size to the surrounding garages, and is not readily available within public view. It is therefore not considered to cause harm to the character of the wider area.

The structure would be supported on separate square pads, levelled on concrete pavior pads to prevent the use of foundations near to the protected tree. The council's tree officer has assessed the proposals and confirmed that the proposals would not cause harm to this tree.

The Council's Transport officer has assessed the project and considered that there would not be any impact in terms of pedestrian or highway safety considering its location on a private road which is not used frequently.

Because the building would be propped up to protect the tree roots, there would not be level access into the building. However, ramped access into the building is not considered appropriate in this instance, because a permanent landing and 2m ramp would project onto the highway/garage access causing an obstruction in the road. The applicant has confirmed that there would be a temporary access ramp when required. As such, the proposed situation would not be worse than the existing and is considered acceptable.

Due to the nature of the proposals, they are not considered to cause harm to the

amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

No comments were received following consultation and the site's planning history has taken into account when coming to this decision. The application site is not located within a conservation area, nor is it within the setting of a listed building.

As such, the proposed development is in accordance with policies G1, A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

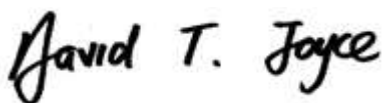
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 4 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

