

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

Application Ref: **2017/4283/P**  
Please ask for: **Lisa McCann**  
Telephone: 020 7974

17 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**4 Court Close**  
**St John's Wood Park**  
**London**  
**NW8 6NN**

Proposal:  
Proposed erection of a single storey rear extension to include single storey rear conservatory extension, roof terrace and installation of screening panel adjacent to terrace.  
Drawing Nos: Location plan, 563/01, 563/02B, 563/03C, 563/07C, 563/08.

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 [and D2 if in CA] 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:

Location plan, 563/01, 563/02B, 563/03C, 563/07C, 563/08.

Reason:

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

- 4 The 1.8 metre high screen as depicted on plan at rear first floor level shall be erected prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 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.
- 3 Reasons for granting permission:

The proposed single storey rear extension would project a max depth of 7.2m rearwards measuring a max height of 3m with a part flat roof design. The conservatory element of the extension would have a pitched roof design measuring a height of 2.5m at the eaves. A 7m rear extension was previously granted at 1

Court Close under 2013/8175/P. The extension is also similar to an existing extension approved at 3 Court Close (planning reference: 2010/6014/P) for a 7.2m deep single storey rear extension projecting from the original rear wall of the dwellinghouse. The scale of the proposal is therefore considered to already form part of the character of the area. Overall, the extension is considered to appear subordinate in scale to the host building and an appropriate design with matching materials and suitably sized rear patio doors. In addition, the conservatory will measure approx. half the width of the original dwellinghouse, which reduces the overall scale of the extension and allows the extension to remain subordinate to the main dwellinghouse.

The existing garden at the subject property is a substantial size and more than half the garden will remain as a result of the proposed extension. It is therefore not considered that the proposal would dominate the existing rear garden.

Due to the variation in rear building lines, the rear elevation of the subject property is set significantly further south than the neighbouring residential block at Boydell Court. Due to the siting and orientation of Boydell Court, the impact of the proposed extension would not be significantly different or more harmful than the existing situation and can be supported in this instance.

The subject property has an existing full width balcony area enclosed by railings as it leads out from first floor level. The proposed balcony area will be 1.2m deeper than the existing. Some overlooking would occur to neighbouring garden space, however, the proposed screening panel along the shared boundary with no. 5 would help to mitigate this impact and overall the extent of overlooking would not be significantly different or more harmful than the existing situation.

Due to the generally modest size of the proposed extension, there are no concerns regarding impact on the neighbouring amenity of the adjoining property no. 5. The proposed conservatory element of the extension would be set in 3m from the shared boundary with no. 5 which would further help to mitigate the impact on the residential amenity of this neighbouring property.

In respect of noise nuisance, the balcony would have the potential to fit a table or chairs, however, the door leading out to the balcony is from the master bedroom and not a kitchen or lounge which may decrease the likelihood of the balcony being used for entertainment purposes. It is not considered that the balcony will contribute to a significantly more harmful amount of noise generation than the existing situation.

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.

The property is not located within a conservation area, the building is not listed nor within the setting of a listed building.

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

London Plan 2016 and the National Planning Policy Framework 2012.

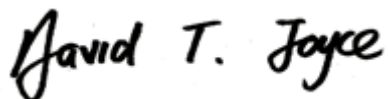
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning