

Application ref: 2018/2052/P
Contact: Samir Benmbarek
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Date: 5 July 2018

Development Management
Regeneration and Planning
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proserve survey ltd
The Forge
Main Road
Anslow
DE13 9QD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

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

Proposal:
Erection of a single storey rear conservatory extension to dwelling house
Drawing Nos: Unnumbered Location Plan (OS Extract); Unnumbered Block Plan (OS Extract); 04822/1; 04822/2.

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:

Unnumbered Location Plan (OS Extract); Unnumbered Block Plan (OS Extract); 04822/1; 04822/2.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey rear extension is considered to be subordinate to the host building in terms of its form, size and proportions. It would retain a reasonable proportion of garden space and is considered sympathetic to its setting. The conservatory would be constructed of brick side walls and glazed roof and rear facade, with white aluminium framing and a pitched roof that is considered appropriate in its design and materials in relation to the character and setting of the host and neighbouring buildings. Its location at the rear of the building hidden behind a garage and facing a private access road would have limited impact upon the public realm.

Due to the proposed extension's size, height and location, there would be negligible harm to the amenity of adjoining residential occupiers in terms of loss of light, outlook and privacy.

The proposal has been reviewed by the Council's Tree Officer who raises no objection to the proposal in consideration of its proximity to a magnolia tree within the garden.

No objections were received prior to making this decision. The application site's planning history and relevant appeal decisions were 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 London Plan 2016 and 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 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.

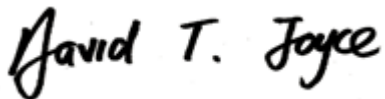
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 The tree as indicated on the existing and proposed plans shall be protected from damage during construction works within the guidance and standards set out in BS5837:2012.

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