

Application ref: 2018/5504/P
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Date: 19 March 2019

Development Management
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Mr Iven Goh
ASAI Construction Ltd
137-139 Harrowdene Road
Wembley
HA0 2JH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**5 Court Close
St John's Wood Park
London
NW8 6NN**

Proposal: Erection of a single storey ground floor full width rear extension and erection of an enclosed porch to ground floor front elevation, and part width rear extension to first floor level with railings to flat roof.

Drawing Nos: Site location plan, Design & Access Statement revised, (5CC)- 1-6, 7A, 8, 9A, 10A, 11A

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 Site location plan, Design & Access Statement revised, (5CC)- 1-6, 7A, 8, 9A, 10A, 11A

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

- 4 The landscaping planter shown on new first floor roof terrace (as per drawing number 5CC-09A) shall be installed prior to the first use of the roof terrace and thereafter shall be permanently retained.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension is subordinate in scale and siting to the 3-storey host building. It respects the original design and proportions of the building and the simple modern design and replication of materials used in the main house are of an appropriate contemporary design which respects local character and context. 5 Court Close is the only property without a rear extension within the small terrace of four houses, all other properties have been altered at the rear with extensions and first floor level terraces. The extension would be full width, but would not extend beyond the rear building line of the neighbouring extensions. The proposal allows for the retention of a reasonable sized garden and would have limited visibility and minimal impact on the character and appearance of the host building and surrounding area.

The proposed first floor element is relatively modest allowing for an additional bathroom, and the extension as a whole would be subordinate to the host building. The first floor level extension has a smaller footprint, is one storey below the roof and does not rise above the general height of neighbouring extensions. It is considered to be an appropriate addition to the terrace given the existing first floor projection at 6 Court close.

The proposed porch to the front entrance matches the dimensions and proportions of the original canopy and matches the panelling and glazing of the neighbouring property at number 6 Court Close and is considered to retain a characteristic doorway feature.

Following officer advice, the proposal has been amended to reduce the size of

the roof lantern and alter the balustrading from glazed panels to metal railings to match those at neighbouring sites.

The ground floor element is not considered to harm the amenity of adjoining occupiers in terms of loss of light or outlook as it retains the same proportions as the adjacent approved extensions. The first floor rear extension has been designed so it lies within a line drawn at a 45 degree angle from the centre of the nearest neighbouring window at no. 6 Court Close. According to BRE guidance, as the extension would not cross this line there is no potential for daylight to be affected that would require further assessment.

The terrace created by the railings matches the neighbouring alterations at numbers 4 and 6 Court Close. The boundary with no. 4 has screening installed and the new window within the first floor extension to no. 5 would be 1.7m forward of the existing window to no. 6 and would be to a bathroom rather than a bedroom, as such it is not considered that it would create any significant loss of privacy. Therefore, it is considered that the proposed works would not adversely impact the amenity of neighbouring properties with regard to access to sunlight, daylight, outlook or privacy.

Following consultation, one objection has been received and duly taken into account prior to making this decision, and has been addressed in the associated consultation summary. The 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 (Managing the impact of development) and D1 (Design) of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and The National Planning Policy Framework 2019.

- 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Re>

quirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319
or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras
Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974
4444)

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- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer