

Application ref: 2019/3665/P
Contact: John Diver
Tel: 020 7974 6368
Date: 11 December 2019

Development Management
Regeneration and Planning
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Mackenzie Wheeler Architects
11-13 Batemans Row
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London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
47 Queen's Grove
London
NW8 6HH

Proposal:

Erection of extensions at the side and rear of the dwelling at ground and lower ground floor levels, enlargement of front lightwell and installation of new stair and entrance, replacement of rear garden outbuilding. Alterations including internal refurbishments, replacement of front steps and front door, partial excavation of lower ground floor level to create internal swimming pool, alterations to windows and relandscaping to rear garden
Drawing Nos: 1001.1, 1001.3, 2001.1, 2001.2; 1396-000, 1396-002A-P, 1396-005P, 1396-101 Rev A, 1396-101P, 1396-102P, 1396-110P, 100 T2, 301 T1.

Supporting: Structural engineers' letter prepared by Mann Williams (dated 27th June 2019); Design and Access Statement dated July 2019; 47 Queens Grove Structural Planning Report (rev C); Tree Constraints Plan - 47 Queens Grv - TCP1_QG Rev A; Tree Protection and Management produced by ACS consulting (ref.ha/aiaams1/47qg); Covering letter (ref. 9006/L/JNA/PL_1)

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 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: 1001.1, 1001.3, 2001.1, 2001.2; 1396-000, 1396-002A-P, 1396-005P, 1396-101 Rev A, 1396-101P, 1396-102P, 1396-110P, 100 T2, 301 T1.

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

- 4 No development to the rear garden shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including changes in ground levels and the planted screening along the boundary with no.46. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable

period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies D1, D2, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of development on the new external stairs, detailed drawings, including a plan, elevation, sections and details of materials, shall be submitted to and approved in writing by the local planning authority.

The external stairs shall be carried out in accordance with the details thus approved and any approved samples shall be retained on site during the course of the works.

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

Permission is sought for the extension and refurbishment of the host property in line with the previous approvals, but also to include a small infill section at the rear at ground floor level. The previous permissions (ref. 2015/5630/P and 2018/1758/P) remain material considerations in this assessment.

This scheme would add a small infill extension to the rear (2m x 1.3m) and would also now include a 1.2m deep swimming pool to the lower ground floor, though no basement excavations are proposed. The front lightwell would also see a reduction in size to the original approval (2015/5630/P). The scheme would otherwise match the previous consents. A letter produced by a suitability qualified structural engineer confirms that the works would not result in any movement/damage to the host or neighbouring property. No further concern is raised to the lowering the ground floor level in the small areas proposed.

The works to the rear would not be visible in any public view and only glimpses would be afforded in a select number of private views. The small infill would remain acceptable in design terms and the extensions would cumulatively

remain subordinate to the original house. Given that the works would relate to the modern side wing or at lower ground floor level and the majority of existing traditional fenestration to the main dwelling would be retained, the works would preserve the character of the host dwelling and surrounding CA. The garden stair is an existing and characteristic feature and its replacement is not objectionable. To the front, the reduction in the size of lightwell would lessen the visual impact of the approved front light well as well as reduce impacts from construction.

The removal of trees T1, T2 and T5 and reduction to the crown of tree T4 was accepted as part of the parent application. Although the variation would include some minor rearrangement to the garden steps, the works would not cause any greater impact than the previous scheme, with the size and position of the outbuilding to match the approved scheme. In order to ensure that adequate protection measures are implemented on site and that the final landscaping design maintains the verdant quality of the site, the tree protection and landscaping conditions will be reapplied.

The small additional infill extension would sit adjacent to the boundary with no.48, but would not project beyond their rear building line. Given the above, as well as the difference in levels between the sites, the development would not be considered to result in harm to the amenities of these or any other neighbouring residents. Although views would be afforded from the ground floor terrace and side windows towards the neighbouring property (no.46), this is consistent with the existing/approved relationship and it is not considered that the change would result in a detrimental loss of privacy - particularly once screening vegetation has re-established along the shared boundary.

In order to ensure that the condition of the adjacent highways are protected during the construction, this recommendation would be subject a deed of variation to the former legal agreement securing a highways contribution in case of damage.

The site's planning history was taken into account. No comments were received following public consultation. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the St John's Wood Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposed variation is considered to remain in accordance with policies D1, D2, A1, A4 and T2 of the London Borough of Camden Local Plan 2017. The development also accords with the London plan (2016) and the NPPF (2019).

- 2 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.

- 3 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.
- 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+Requirements+%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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 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).

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