

Application ref: 2019/5433/P
Contact: Rachel English
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Date: 23 January 2020

Development Management
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Rigby & Rigby Ltd
80 Brook Street
Mayfair
London
W1K 5EG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**7 St John's Wood Park
London
NW8 6QS**

Proposal: Installation of dormer window to front roofslope and rooflights to side, rear and top roofslope.

Drawing Nos: 187_100, 187_101, 187_202, 187_203, 187_272 REV C, 187_273 REV C, 187_300 REV A, 187_301 REV A, 187_302 REV A, 187_303 REV A, 187_370 REV A, 187_371 REV A, 187_372 REV A, 187_373 REV A, 187_400 REV A, 187_401 REV A, 187_402 REV A, 187_403 REV A, 187_404, 187_470 REV A, 187_471 REV A, 187_472 REV A, 187_473 REV A, 187_474 REV A
Planning Statement, Design and Access Statement

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: 187_100, 187_101, 187_202, 187_203, 187_272 REV C, 187_273 REV C, 187_300 REV A, 187_301 REV A, 187_302 REV A, 187_303 REV A, 187_370 REV A, 187_371 REV A, 187_372 REV A, 187_373 REV A, 187_400 REV A, 187_401 REV A, 187_402 REV A, 187_403 REV A, 187_404, 187_470 REV A, 187_471 REV A, 187_472 REV A, 187_473 REV A, 187_474 REV A

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

Informative(s):

- 1 Reasons for granting permission:

The proposed dormer window would be appropriately set in from the hips and down from the ridge in accordance with Camden Planning Guidance. It would be located behind a parapet which is similar in appearance to front dormer windows further along the street at 4 and 5 St Johns Wood Park. The proposed windows on the dormer would be of similar design to the windows below. The proposed rooflights would be of appropriate design and suitable locations. The rooflight on the side roofslope has been revised so that it is contained within the roofslope in accordance with Camden Planning Guidance.

Given the siting and scale of the proposals, there would be no harmful impact on neighbouring amenity in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

The proposal 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 policies of the London Plan 2016 and 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer