

Application ref: 2019/5373/P
Contact: Rachel English
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Date: 24 January 2020

Development Management
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Rigby & Rigby Ltd
80
Brook Street
Mayfair
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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: Erection of two storey rear and side extensions

Drawing Nos: 187_100, 187_101, 187_200 , 187_201, 187_202, 187_203, 187_260
REV A, 187_261 REV A, 187_262 REV A, 187_263 REV A, 187_300 REV A, 187_301
REV A, 187_302 REV A, 187_303 REV A, 187_360 REV A, 187_361 REV A, 187_362
REV A, 187_363 REV A, 187_400 REV A, 187_401 REV A, 187_402 REV A, 187_403
REV A, 187_404, 187_460 REV A, 187_461 REV A, 187_462 REV A, 187_463 REV A
and 187_464 REV A, Design and Access Statement and Planning 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_200 , 187_201, 187_202, 187_203, 187_260 REV A, 187_261 REV A, 187_262 REV A, 187_263 REV A, 187_300 REV A, 187_301 REV A, 187_302 REV A, 187_303 REV A, 187_360 REV A, 187_361 REV A, 187_362 REV A, 187_363 REV A, 187_400 REV A, 187_401 REV A, 187_402 REV A, 187_403 REV A, 187_404, 187_460 REV A, 187_461 REV A, 187_462 REV A, 187_463 REV A and 187_464 REV A.

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

Informative(s):

- 1 Reasons for granting permission:

Following Officer advice, the proposed side extension at the front has been revised setting away from the boundary with number 6 and the front section will be the same width and setback as the existing side wing on the Boundary Road side of the dwelling. This will give a symmetrical appearance to the front facade and reduces the perception of added bulk of the extensions. Whilst the two storey extensions would not strictly comply with Camden Planning Guidance in terms of not terminating one storey below the eaves the design and materials would match the existing building and buildings along the street and would not be out of character in this location. The extensions would retain an appropriate amount of garden space.

Given the siting of the proposals, there would be no harmful impact on neighbouring amenity in terms of loss of light, outlook or privacy. The dwellinghouse is located on the corner of Boundary Road. The proposed two storey rear extension would not be deeper than the footprint of the nearest dwelling at number 6 St John's Wood Park. The proposals including new inset terrace would have a negligible impact on the residential neighbours in the blocks of flats to the rear.

One objection was received prior to making this decision following the statutory consultation process and duly considered in the consultation summary. The planning history of the site and surrounding area were taken into account.

As such, 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 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.
- 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.

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