

Application ref: 2019/5009/L
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Date: 28 February 2020

Development Management
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Boyer Planning
2nd Floor, 24 Southwark Bridge Road
London
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

37 Queen's Grove
London
NW8 6HN

Proposal:

Erection of single storey rear conservatory following demolition of existing single storey rear conservatory.

Drawing Nos: 18110/SLP1, 19110/S01, 19110/S02, 19110/P01, 19110/P02, 19110/P03, Planning Design and Access Statement.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 18110/SLP1, 19110/S01, 19110/S02, 19110/P01, 19110/P02, 19110/P03, Planning Design and Access Statement.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:
No.37 Queens Grove forms part of a group of 2 pairs of semi-detached villas, dating from the mid-19th Century, Grade II listed and situated in the St. John's Wood Conservation Area. The character of this conservation area comprises housing set in a pleasant, relatively low density, green, tree rich environment. The current proposal seeks planning permission and listed building consent for a replacement rear conservatory. The existing conservatory is not of architectural or historic interest and sits behind a modern side addition which does not form part of the original house. It is noted from aerial photographs and the site visit that the rear of the group of listed buildings have been modified in various ways; such as the adjacent property which has a large conservatory extension with a shallow pitched glass roof, which sits to the back of the original house.

The size and scale of the proposed single storey rear conservatory is considered to represent a subordinate addition which is similar to the existing and would not be considered to cause harm to the historic significance and character of the listed building. The main body of the proposed new conservatory will be constructed of hardwood and will occupy the same footprint as the existing conservatory. The proposal has been amended to reduce the height of the metal lantern so that it would sit beneath the modern side extension and therefore would not be visible from any public views. The proposal will not result in the removal of any original features of the host building, and therefore would not result in the loss of any historic character or fabric of the listed building.

The extension is therefore considered to preserve the setting and significance of the listed building and the character and appearance of the wider conservation area.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16

of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. As such, the proposal is in general accordance with Policy D2 of the 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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



Daniel Pope
Chief Planning Officer