

Application ref: 2021/0305/P
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Date: 19 April 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Studio 29 Architects Ltd
45b Bravington Road
London
W9 3AA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5A Greville Place
London
NW6 5JP

Proposal: Erection of single storey rear extension at lower ground floor level with terrace on flat roof above enclosed by balustrades, to replace existing balcony and external staircase.

Drawing Nos: Site & Location Plan, 67: S01, S02, S03, S04, S05, S06, S07, S08, S09, S10, S11, 01 A, 02 A, 03 A, 04, 05 B, 06, 07 A, 08 A, Design & Access Statement, Heritage 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 policies 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 drawings and documents:

Site & Location Plan, 67: S01, S02, S03, S04, S05, S06, S07, S08, S09, S10, S11, 01 A, 02 A, 03 A, 04, 05 B, 06, 07 A, 08 A, Design & Access Statement, Heritage Statement.

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

Informative(s):

- 1 The planning application is submitted alongside a concurrent Listed Building Consent application 2021/0852/L.

The proposed full width, 3m deep, 3m high lower ground floor rear extension, with roof terrace above enclosed by black metal railings, would not impact upon the historic and architectural character of the listed building and the character and appearance of the conservation area.

The proposal would be similar to the scheme previously approved on site in 2011 (2011/4860/P and 2011/4864/L), which included an upper ground floor terrace. The proposal would have a matching painted stucco finish and matching white painted timber framed traditional doors, which would serve to preserve the significance of the listed building and the character and appearance of the wider St Johns Wood Conservation Area.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013

The proposed extension would not result in the loss of amenity for any neighbouring occupiers. Sited alongside existing solid walls on each side, the proposal would not be overshadowing or result in any undue loss of outlook from the rooms or gardens of the neighbouring properties. The terrace on the flat roof would be set in by 0.9m from the boundary with No. 5 and would sit alongside the existing wall and a trellis on the boundary with No. 3B. As such there would be no direct overlooking from the terrace into any rooms or the gardens of the neighbouring properties.

No objections have been received from any neighbouring addresses.

The site planning history has been taken into account in the assessment of the application.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 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 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.

- 5 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.

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 printed name and title.

Daniel Pope
Chief Planning Officer