

Application ref: 2020/5765/P  
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Date: 19 August 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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Oculus Architects Ltd  
441 WEST GREEN ROAD  
LONDON  
N15 3PL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**FLAT 17**  
**89 The Avenue Road**  
**St John's Wood**  
**London**  
**NW8 6JB**

Proposal:

Removal of screen and erection of a winter garden/conservatory on seventh floor balcony.  
Drawing Nos: A000 (dated 21/11/2020); A100 (dated 30/05/2021); A200 (dated 30/05/2021); A300 (dated 30/05/2021); A301 (dated 30/05/2021); A400 (dated 16/06/2021); A401 (dated 16/06/2021); A402 (dated 16/06/2021); A403 (dated 30/05/2021); A404 (dated 30/05/2021); A405 (dated 30/05/2021); A406 (dated 31/05/2021)

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 The development hereby permitted shall be carried out in accordance with the following approved plans: A000 (dated 21/11/2020); A100 (dated 30/05/2021); A200 (dated 30/05/2021); A300 (dated 30/05/2021); A301 (dated 30/05/2021); A400 (dated 16/06/2021); A401 (dated 16/06/2021); A402 (dated 16/06/2021); A403 (dated 30/05/2021); A404 (dated 30/05/2021); A405 (dated 30/05/2021); A406 (dated 31/05/2021)

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposal is for a small, glazed conservatory at top floor level on the rear balcony of this residential block. Although Avenue Lodge to the north is a non-designated heritage asset (locally listed), there are no other heritage assets nearby, and the proposal will not impact on Avenue Lodge.

The rear high-level balcony has limited visibility but can be seen from St John's Wood Park. The balcony is already bound by glazed balustrades and these are an established part of the appearance of the top of this modern block. The conservatory is lightweight and covers a small portion of an existing balcony, set behind the existing balustrade. As such it would be a minimal addition to the building that would not harm its appearance, or the appearance of the surrounding area or neighbouring properties.

The proposal only marginally raises the existing screen between the balconies, and this only has a very minimal visual impact, and no detrimental impact on amenity for the neighbouring flat or surrounding properties.

No objections have been received. The planning history of the site has been taken into consideration.

The proposed development is in general accordance with the development plan and in particular, 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2021.

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