

Application ref: 2023/0696/P
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Date: 4 April 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Boyer Planning
2nd Floor, 24 Southwark Bridge Road
London
SE1 9HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**133 King Henry's Road
London
NW3 3RD**

Proposal:

Erection of outbuilding in rear garden

Drawing Nos: LP-01 Rev.01; EX-01 Rev.04; EX-02 Rev.02; EX-03 Rev.02; EX-04 Rev.02; PA-01 Rev.04; PA-02 Rev.04; PA-03 Rev.03; PA-04 Rev.03; PA-05 Rev.03; PA-06 Rev.03; PA-20 Rev.00; PA-21 Rev.00; green roof - Maintenance Scheme dated 28/2/23 by CCASA Architects; CCL 10812/TCP Rev.2; CCL 10812/IAP Rev.1; Arboricultural Method Statement dated 15/2/23 by Crown Tree Consultancy and Arboricultural Report dated 13/2/23 by Crown Tree Consultancy.

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:
LP-01 Rev.01; EX-01 Rev.04; EX-02 Rev.02; EX-03 Rev.02; EX-04 Rev.02;
PA-01 Rev.04; PA-02 Rev.04; PA-03 Rev.03; PA-04 Rev.03; PA-05 Rev.03;
PA-06 Rev.03; PA-20 Rev.00; PA-21 Rev.00; green roof - Maintenance
Scheme dated 28/2/23 by CCASA Architects; CCL 10812/TCP Rev.2; CCL
10812/IAP Rev.1; Arboricultural Method Statement dated 15/2/23 by Crown
Tree Consultancy and Arboricultural Report dated 13/2/23 by Crown Tree
Consultancy.

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

- 3 Prior to occupation of the development, the living roof in the area indicated on the approved roof plan shall be fully provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Method Statement by Crown Tree's Consultancy ref. 10812 dated 15/02/2023. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The outbuilding hereby permitted shall only be used for ancillary purposes to the lower ground floor flat and shall not be used as a separate residential dwelling or business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and to prevent substandard living accommodation and excessive on-street parking pressure in accordance with policies A1, H6 and T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal includes the erection of a timber clad outbuilding with aluminium fenestration and a flat green roof at the end of the garden to be used as a

home office/study. It would have a height of 3m and a footprint of 41.7sqm. Due to the large size of the garden, the outbuilding would read as a modest subordinate structure within the rear garden landscape. Sufficient amenity space would be retained. It is noted that outbuilding in this location would not appear out of context with the prevailing pattern of development. Given its location and scale, it would not be visible from the public realm. The green roof is welcomed in visual amenity and biodiversity terms and its installation and maintenance will be secured by condition.

Its overall scale, form and design with natural materials are considered appropriate in the context of the rear garden and surrounding landscape. It is not considered to cause harm to the character and appearance of the host property or the conservation area.

There would be no harm to neighbouring amenity in terms of loss of light, privacy or outlook given its location to the rear of the site away from neighbouring residential occupiers. A condition is also attached to ensure the outbuilding remains in incidental use to that of the main house.

An Arboricultural Method Statement was submitted and considered acceptable by the Council's Tree team. No trees are proposed for removal in order to facilitate development. Trial pit excavations were undertaken along the rear boundary which found minimal rooting ingress from off-site trees. Conditions are attached ensuring that the tree protection details are installed prior to the construction and compliance and installation of the green roof.

No objections were received during the consultation period. The planning history of the site has been taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A2, A3, CC1, CC2, CC3, H6, T2, D1 and D2 of the Camden Local Plan 2017. It also complies with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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) 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer