

Application ref: 2023/2182/P  
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Date: 7 August 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE

Phone: 020 7974 4444

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484 Neasden Lane North  
London  
NW10 0DG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**60 Hawley Road**  
**London**  
**NW1 8RG**

Proposal:

Erection of garden building to the rear garden of flat.

Drawing Nos: Site location plan; Existing plan revision 2 dated 12 July 2023; Proposed plan and elevations revision 2 dated 12 July 2023.

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:-  
Site location plan; Existing plan revision 2 dated 12 July 2023; Proposed plan

and elevations revision 2 dated 12 July 2023.

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

- 3 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.

- 4 The outbuilding hereby approved shall only be used for ancillary purposes to the maisonette on the lower and upper ground floors 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 application site refers to a three-storey plus attic house which has been sub-divided into two maisonettes. The lower maisonette has sole use of the garden. As the property is divided into flats, it does not benefit from permitted development rights.

This application relates to a modest sized timber clad garden building of 7.5 square metres which would be appropriate to its informal garden setting. It is considered subordinate to the main building and would not be visible from the surrounding streets. It would have some visibility from the neighbouring gardens and properties; however, given its location, scale, detailed design, and materials would be sympathetic and discreet in appearance and be visually subordinate within the garden. Neighbouring fences and out buildings would screen the proposal from the adjacent garden. As such, the proposals are considered minor would be acceptable within the context of the character and appearance of the host building and surrounding area.

Given the modest scale and location to the rear of the garden, there would be no loss of light or overshadowing. There is a neighbouring outbuilding to the east of the proposal at a separation distance under two metres. Therefore, the proposal has been revised to relocate the window to the elevation facing the garden of the host building. The building would be partially screened by an existing fence and soft planting to this boundary. As a result, there would be no loss of privacy to neighbouring occupiers.

The applicant states the building would be used as a study. A condition has been included in this decision to ensure the use is ancillary to the main residence, to mitigate any potential harmful uses on the neighbouring amenity.

As a result, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook, or privacy.

No objections have been received prior to making this decision. The planning history of the site has been considered when coming to this decision.

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

- 4 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer