

Application ref: 2023/1928/P
Contact: David Fowler
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Date: 30 August 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

eDEN Garden Rooms
347 st marys lane
Upminster
Essex
RM14 3HP
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
7 Canfield Gardens
London
Camden
NW6 3JP

Proposal: Erection of outbuilding to the rear garden of Flat 1.

Drawing Nos: DWG 01, DWG 02, DWG 03, DWG 04, DWG 05.

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:

DWG 01, DWG 02, DWG 03, DWG 04, DWG 05.

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

- 3 The outbuilding hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as Flat 1, 7 Canfield Gardens.

Reason: To protect amenity of adjoining occupiers and also ensure the outbuilding hereby permitted does not become a self-contained dwelling, separate and apart from the original dwelling known as Flat 1, 7 Canfield Gardens in accordance with policies H1, H6, A1 and A4 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site relates to a flat within a building in the South Hampstead Conservation Area. The rear garden has a depth of almost 20m.

The proposed outbuilding would measure 5.5m x 3m with a height of 2.5m. The outbuilding would be located at the far end of the garden. A distance of 150mm would be left between the outbuilding and the rear and side walls.

Given the small scale of the outbuilding and its distance from neighbouring buildings, there would be no amenity impacts.

The outbuilding would be predominantly constructed from timber, with aluminium window frames. The materials and design are appropriate for an outbuilding. The scale is sufficiently modest and is subordinate to the garden size.

The distance of 150mm to the boundary walls is considered sufficient to provide space for plants to grow.

One neighbour objected on the basis that it is not clear where in the garden the outbuilding would be erected and, that they therefore cannot tell how their property may be affected. Not all the plans had been made public at the point of validation. Once this error came to light, the plans were made public, and the objector was emailed on 02/08/23 to let them know. No further emails were received. CRASH originally objected on the lack of information. They were also contacted again and responded, making the comment that the plans only allow 150mm clearance between the proposed outbuilding and the end and side garden walls and querying how the two side and the back exterior walls of the wooden walls would be maintained. Given the lightweight nature and small scale of the proposed outbuilding, maintenance is not considered to be a significant issue.

The proposal is considered to preserve the character and appearance of the conservation area. 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 planning history of the site has been taken into account when coming to this decision.

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 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

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer