

Application ref: 2023/1669/P
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Date: 25 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

North Avenue Designs Ltd.
104 Chanctonbury Way
London
N12 7AB
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat Ground Floor 48
Arkwright Road
London
NW3 6BH

Proposal:

Replacement of existing ground floor conservatory, new outbuilding in the rear garden and associated external works.

Drawing Nos: Design & Access Statement, Arboricultural Survey Impact Assessment & Method Statement Report, B.EX.0.1 Rev A, B.EX.0.2 Rev A, B.EX.2.1 Rev A, B.EX.2.4 Rev A, B.EX.3.1 Rev A, B.EX.3.2 Rev A, B.EX.3.3 Rev A, B.EX.3.4 Rev A, D.PR.0.1 Rev A, D.PR.2.1a Rev A, D.PR.2.1b Rev A, D.PR.2.4a Rev A, D.PR.2.4b Rev A, D.PR.3.1v Rev A, D.PR.3.2a Rev A, D.PR.3.2b Rev A, D.PR.3.3a Rev A, D.PR.3.3b Rev A, D.PR.3.4a Rev A, D.PR.3.4b Rev A

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

Design & Access Statement, Arboricultural Survey Impact Assessment & Method Statement Report, B.EX.0.1 Rev A, B.EX.0.2 Rev A, B.EX.2.1 Rev A, B.EX.2.4 Rev A, B.EX.3.1 Rev A, B.EX.3.2 Rev A, B.EX.3.3 Rev A, B.EX.3.4 Rev A, D.PR.0.1 Rev A, D.PR.2.1a Rev A D.PR.2.1b Rev A, D.PR.2.4a Rev A, D.PR.2.4b Rev A, D.PR.3.1v Rev A, D.PR.3.2a Rev A, D.PR.3.2b Rev A, D.PR.3.3a Rev A, D.PR.3.3b Rev A, D.PR.3.4a Rev A, D.PR.3.4b Rev A

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 and D2 of the London Borough of Camden Local Plan 2017 and policies SD4 and SD5 of the Redington Froggnal Neighbourhood Plan 2021.

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Survey, Impact Assessment and Method Statement Report (BS5837:2012) dated October 2023 ref. AIA/MF/0181/23 by Marcus Foster Arboricultural Design and Consultancy. 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 Camden Local Plan.

- 5 The outbuilding hereby approved shall only be used for ancillary purposes to the ground floor flat at 48 Arkwright Road and shall not be used as a separate residential dwelling or a business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and 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 has been revised including the fenestration detail of the extension and reducing the height of the outbuilding.

Works to the rear conservatory will be confined to the existing footprint of the replaced conservatory structure. The roof height will be raised slightly to accommodate insulation, however it will sit below the eaves of the cantered bay, and the scale and fenestration of the proposed new joinery will maintain the lightweight conservatory style. While the proposed slate roof and part-rendered side elevation will increase the solidity of the structure, the glazing and roof height will adequately allow for the key architectural feature of the host buildings rear bay to remain expressed. It is therefore considered that the proposed alterations to the extension are a sensitive and lightweight response that will retain the distinctive features and architectural treatment of the positively contributing host building.

The proposed single storey rear outbuilding would be located on the boundary with Camden Arts Centre in the rear garden of 48 Arkwright Road. The outbuilding would be timber clad and have a simple rectangular design with French doors to the eastern elevation along with windows to the east and south elevations. The design and materials are considered appropriate for its garden setting. The outbuilding would have a mono-pitch roof, with a maximum height of 3m. While the outbuilding will be visible from the boundary, it is a modest size and in keeping with the local area.

The size of the outbuilding would not be disproportionate to the scale of the garden. The rear garden has an area of approximately 175sqm and the proposed outbuilding would occupy 12.5sqm of this. As such, it is considered that the proposed outbuilding would retain sufficient amenity space and the general feeling of openness of the rear garden. The amount of paving in the rear amenity space is proposed to increase, however this is not considered to be a concern due to the size of the garden and the significant amount of vegetation which will remain. As such, it is not considered that it would harm the character and appearance of the surrounding garden landscape and the Redington and Froggnal Conservation Area. Furthermore, due to the small scale nature of the works the proposal is not considered to impact on the adjacent listed building

The development 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.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the size of the proposed outbuilding and its proposed location to the rear of the garden, it is considered that it would not have a detrimental impact on the residential amenities of neighbouring properties in terms of loss of light, outlook or privacy.

There are a number of trees within the property, the applicant supplied an arbourist report and a garden plan. Camden's inhouse tree officer has reviewed

the plans and have raised no objections.

No objections have been received in relation to this application, the Redington Frognal CAAC have been consulted but did not comment. The Redington Frognal Neighbourhood Forum raised several objections to the plans, ranging from the size of the outbuilding and biodiversity, The applicant had taken the objections on board and reduced the size of the outbuilding and provided a planting schedule to protect biodiversity and the Redington Frognal Neighbourhood Forum has withdrawn their objection.

- 2 As such, the proposal is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017, and policies SD1, SD2, SD4, SD5 and BGI 1 of the Redington Frognal Neighbourhood Plan 2021. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.
- 3 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).
- 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.

- 5 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