

Application ref: 2023/1665/P
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Date: 2 November 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Ms Anna Gillespie
111A Gaisford Street
London
NW5 2EG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A 111
Gaisford Street
London
Camden
NW5 2EG

Proposal:

Erection of a rear outbuilding.

Drawing Nos: Arboricultural Impact Assessment, Block/site plan, Proposed elevations, Existing elevations, Proposed garden room elevations, Site position drawings

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

Arboricultural Impact Assessment, Block/site plan, Proposed elevations, Existing elevations, Proposed garden room elevations, Site position drawings

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.

- 4 The outbuilding hereby approved shall only be used for ancillary purposes to Flat A at 111 Gaisford Street 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 site relates to a flat within a building in the Bartholomew Conservation Area. The rear garden has a depth of approximately 14m.

The proposed outbuilding would measure 4.6m x 4.1m with a height of 2.48m. The outbuilding would be located at the far end of the garden. Distances between 0.3m and 0.5m 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. Given the small scale nature and the fact that there will be a limited loss of garden space, a green roof in this instance is not considered required for the outbuilding.

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

The distance between the outbuilding to the boundary walls is considered sufficient to provide space for plants to grow. Camdens arboricultural officer has reviewed the proposed plans and the arboricultural impact assessment, no

trees are proposed to be removed and the officer is satisfied that the provided information is sufficient.

One neighbour wrote in for their support for the outbuilding as long as the outbuilding has soundproofing, this would not be considered a planning consideration for a development of this scale.

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. The Bartholomew CAAC have been consulted and not commented on the proposal

As such, the proposed development is in general accordance with policies A1, H6, T2, D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer