

Application ref: 2023/0260/P  
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Date: 2 January 2024

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

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Base Associates  
6 Auckland Street  
London  
SE11 5AD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**46 Cricklewood Broadway**  
**London**  
**NW2 3ET**

Proposal:

Erection of outbuilding at rear garden (retrospective).  
Drawing Nos: Site Location Plan 0572-2-D-0-001, 100, 101, 200.

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: 0572-D-200 Rev 0 Proposed Elevations; 0572-2-D-100 Rev 0 Site Plan; 0572-2-D-101 Rev 0 Proposed Floor Plans

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 purposes incidental to the use of the main property at Flat A, 46 Cricklewood Broadway, 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 proposed outbuilding is considered acceptable in terms of its location, design, scale and materials and would not appear as an incongruous addition given the surrounding context. The application relates to Flat A, at ground floor rear and part of first floor, also with private rear garden.

The majority of works have been carried out, with the structure being used as a temporary storage facility for other works in the vicinity of the host site under the applicant's control. This site had been subject to a planning enforcement enquiry, whereby the applicant was advised they should apply for retrospective planning permission should they wish to retain the structure indefinitely.

The proposed single storey outbuilding is approximately 3.9m by 5.4m, with a maximum height of 3m. The building shall have a single pitched slight slope to the roof. Two windows are proposed to the side elevation with a door and window facing toward the host property, new fenestration shall be UPVC framed.

It is noted that the proposed outbuilding is smaller than the existing outbuilding to the neighbouring property, No.48. There are also other variously scaled outbuildings within rear gardens along the terrace. Although the proposed building would take up approximately 50% of the rear garden, the neighbouring context of other outbuildings is a material consideration. In this instance, the proposed outbuilding would be commensurate with the established pattern of garden development and is considered acceptable.

No trees to the host or any neighbouring site shall be lost as part of the

proposed development.

Given the nature of development and position of the proposed outbuilding, it is not considered to give rise to any negative impacts on neighbouring residential amenity. A condition is attached to the decision to ensure the building would remain as ancillary to the host premises.

The Council Conservation Officer was consulted on the scheme due to the locally listed status of the host site and terrace of properties (Nos.32-48) in which it sits. The Conservation Officer did not object to the proposals.

Two objections were received from local residents which have been given due consideration. No other objections were received prior to the determination of this application.

The planning and enforcement 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, A2, A3, and D1 of the Camden Local Plan 2017, and policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015. 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](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.

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