

Application ref: 2023/0805/P
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Date: 5 February 2024

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

London Town Cabins Ltd
65 Rathcoole Avenue
Hornsey
London
N8 9LY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
33 Greenland Road
London
NW1 0AX

Proposal:

Erection of a single storey outbuilding within the rear garden to the ground floor flat

Drawing Nos: Site Location Plan TQRQM23054143839080; TQRQM23054144018749;
A.01; A.02; A.03; A.04; A.05; A.06; A.07; A.08; A.09 (all dated 01/02/2024),
Arboricultural Survey Impact Assessment & Method Statement Report prepared by
Marcus Foster Arboricultural Design & Consultancy, reference AIA/MF/0190/23,
Sedum Varieties List (Green Roofs Direct), Background of Sedum Information Sheet
(Green Roofs Direct), Maintenance Schedule (Green Roofs Direct)

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 TQRQM23054143839080; TQRQM23054144018749; A.01; A.02; A.03; A.04; A.05; A.06; A.07; A.08; A.09 (all dated 01/02/2024), Arboricultural Survey Impact Assessment & Method Statement Report prepared by Marcus Foster Arboricultural Design & Consultancy, reference AIA/MF/0190/23, Sedum Varieties List (Green Roofs Direct), Background of Sedum Information Sheet (Green Roofs Direct), Maintenance Schedule (Green Roofs Schedule)

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

- 3 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 dated October 2023 ref. AIA/MF/190/23 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 London Borough of Camden Local Plan 2017.

- 4 The living roofs shall be fully provided in accordance with the details hereby approved prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 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 A, 33 Greenland Road.

Reason: To protect amenity of adjoining occupiers and also ensure the outbuilding permitted does not become a self-contained dwelling, separate and apart from the original dwellinghouse known as Flat A, 33 Greenland Road in

accordance with policies H1, H6, A1 and A4 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The proposal involves the erection of an outbuilding at the rear garden, associated with the lower maisonette dwelling house at the application site. The outbuilding would be in the form of a timber clad cabin and would accommodate a flexi-room and a WC.

The character of residential gardens to the rear of terraces forming the street block of Greenland Road, Bayham Street, Camden Road, and Camden Street, is in part influenced by a number of properties which include outbuildings of a wide range of bulk and form. Notably, there is a large outbuilding to the rear of 40 Camden Road which is not domestic in scale or nature. 39 Greenland Road has a similar timber clad outbuilding of a similar bulk as the outbuilding proposed at the application site. There are also many other smaller outbuildings on other properties in the nearby vicinity, albeit these are generally of a smaller scale, owing to the smaller plots of rear garden.

The outbuilding, being constructed with timber, would lend itself to the domestic green setting of the rear gardens.

Taking into account the outbuilding being located at the rear of the site, and the context of outbuildings being common in the surrounding rear gardens, the outbuilding would not adversely effect the setting of the Grade II listed terraces which line the road frontage.

The footprint of the outbuilding would be proportionate to the size of the rear garden and host building and would maintain the open character and garden amenity of neighbouring gardens and the wider surrounding area. The outbuilding would be offset from the boundaries to maintain suitable space for soft landscaping and provision for wildlife. The outbuilding would also be seen as a subordinate addition in the context of the existing large mature tree at the rear north-east corner of the site. An acceptable amount of garden space would be retained.

The provision of a green roof over the outbuilding will also soften the bulk of the building and assist with mitigating stormwater runoff as well as supporting biodiversity at the site. A condition is included to secure implementation and maintenance of the green roof.

The outbuilding would be located in proximity to two mature specimen trees at the site's north-east corner, and on an adjoining rear site to the north-west. An Arboricultural Report has been prepared to outline the impact that the proposed development will have on the overall treescape and landscape; and provides recommendations to ensure that long-term amenity value for the area is retained. The Council's Tree Officer has reviewed the report and noted that while the development would occur within the root zone of these trees, the degree of encroachment is considered to be well within the tolerable limits and

would not have any adverse effects on the long-term health of the trees. The tree protection plan and arboricultural method statement are considered sufficient to demonstrate that the trees to be retained will be adequately protected in accordance with BS5837:2012. A condition is included to ensure the tree protection measures are installed and working practices carried out in accordance with the submitted arboricultural report.

Special regard has been attached to the desirability of preserving or enhancing the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The outbuilding would be offset from external boundaries and only project a small extent above boundary walls, so as not to appear overly dominant as viewed from surrounding properties. The outbuilding would not cause undue loss of light or adversely affect visual privacy afforded to residents of adjacent properties.

- 2 One objection was received by a nearby occupier raising concerns over the impact to the listed building, loss of green space, and future precedents. Given the scale of the outbuilding, it is considered that the relationship between the garden and host building would not be significantly harmed. The loss of green space is mitigated by the living roofs. There are a number of other outbuildings in the surrounding area, and as such it is not considered that a precedent would be set.

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, A2, A3, CC1, CC2, CC3, H1, H6, D1 and D2, of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of 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 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.

- 5 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 2023.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer