

Application ref: 2023/4491/P
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Date: 18 March 2024

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

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planning@camden.gov.uk
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K Bava Architects Limited
113 Muswell Avenue
London
N10 2EJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

35 A Broadhurst Gardens
London
Camden
NW6 3QT

Proposal:

Demolition of existing garden room and construction of an outbuilding with a link to the rear of the existing building and alterations to the rear side, lower ground floor facade. Drawing Nos: Arboricultural Survey Impact Assessment and Method Statement 10th April 2021, Heritage Statement October 2023, Design and Access Statement October 2023, BRO_E_0001, BRO_E2_010 P1, BRO_E2_011 P1, BRO_E2_060 P1, BRO_E2_070 P1, BRO_P2_110 P2, BRO_P2_111 P1, BRO_P2_160 P1, BRO_P2_170 P3, Wildflower Blanket System Details.

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 Survey Impact Assessment and Method Statement 10th April 2021, Heritage Statement October 2023, Design and Access Statement October 2023, BRO_E_0001, BRO_E2_010 P1, BRO_E2_011 P1, BRO_E2_060 P1, BRO_E2_070 P1, BRO_P2_110 P2, BRO_P2_111 P1, BRO_P2_160 P1, BRO_P2_170 P3, Wildflower Blanket System Details.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 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 by Andrew Cunningham Arboricultural Consultant Limited ref. P2220-ASP02 dated 14/03/2023. 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 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 The living roof in the area indicated on the approved roof plan (Proposed Roof Plan, Drawing No. BRO_P2_111 P1) shall be fully provided and maintained in accordance with the details hereby approved prior to first use of the outbuilding.

Reason: In order to ensure the development undertakes reasonable measures

to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

- 7 The outbuilding hereby approved shall only be used for purposes incidental to the use of the main property at 35A Broadhurst Gardens 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 application site comprises a detached four storey building located on the southern side of Broadhurst Gardens. The site is within the South Hampstead Conservation Area.

The applicant is seeking permission for the demolition of the existing outbuilding, and construction of a new outbuilding, and link between the rear of the existing building and proposed outbuilding. The outbuilding would have a flat roof, be approximately 2.7m high (the link would be approximately 2.5m high), with black stained timber cladding and dark grey aluminium framed glazing. The proposed outbuilding would have a similar footprint and massing to the outbuilding approved through 2021/0412/P. It would however be reduced in length then and wider than the approved outbuilding, and extend closer to the boundary with 33 Broadhurst Gardens. The outbuilding also incorporates a green roof.

The outbuilding would be subordinate to the main dwelling in terms of bulk, mass, height and footprint and an acceptable amount of garden amenity space would be retained. The materials are considered to be appropriate within the context, so is the proposed level of glazing which has been reduced following officer comments. The inclusion of a green roof is a positive, helping the structure visually blend in with the garden setting. The glazed link is acceptable, being minimal in scale and height. The proposal is not considered to harm the character and appearance of the conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given its scale, siting and design, the proposal is not considered to result in harm to neighbouring amenity in terms of loss of light, outlook, overlooking or privacy. While the proposed outbuilding would be located in close proximity to the existing outbuilding located at 33 Broadhurst Gardens, there are no windows or doors located on the western elevation of that building (which

adjoins the proposed outbuilding). Therefore, it is not considered that there would be any resultant amenity related effects on No.33 given this combined with the scale and height of the proposed outbuilding.

The applicant has provided an arboricultural report which has been reviewed by Council's Tree and Landscape Officer who did not raise any concerns in relation to the proposal. Conditions have been included relating to tree protection measures and service run details.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1, D2, A1 and A3 of the Camden Local Plan 2017. 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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer