

Application ref: 2023/5152/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 2 April 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

Aroland Design
3 Church Walk
Sawbridgeworth
CM21 9BJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
53 Ainger Road
London
NW3 3AH

Proposal:

Erection of a single storey rear outbuilding

Drawing Nos: Site location plan, Floor plan A0.1, Elevations A0.2, London Garden Rooms perspective drawings, First Base Ground screws 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:

Site location plan, Floor plan A0.1, Elevations A0.2, London Garden Rooms perspective drawings, First Base Ground screws 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 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 (flat 2, 53 Ainger 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 and T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the erection of a single storey outbuilding in the rear garden for use by Flat 2 (ground floor) within 53 Ainger Road. The terraced house has been split into five flats and two flats appear to have private garden space. The applicant's portion of the garden sits furthest to the rear of the house and is accessed via a rear terrace and stairs alongside the rear garden.

The proposed garden room would be put in the place of the existing rear wooden shed to the back right side of the garden which is surrounding by the boundary fence and light greenery of shrubs and trees. The modest building (8.70sqm) will be subordinate to the garden overall and will retain a sufficient amount of garden space area (21.65sqm). The garden room will be constructed of black metal cladding with the front in cedar cladding and aluminium black doors, providing a contemporary appearance.

The proposed outbuilding is to be supported by screw pile foundations and these are expected to avoid any damage caused to existing tree roots, as well as allow for minimal disturbance to wildlife, soil and ground surface. The council's tree officer was consulted on this application, and stated that there are no significant trees present on the site and it would appear that the trees that are, are unlikely to be harmed by the proposal. Therefore there is no objection to the proposal.

A condition restricting the use of the garden room as a separate dwelling would be added to this decision to ensure this development has no impact on local amenity.

The proposed garden room extension by virtue of its small scale and design is considered to be subordinate to the host property and rear garden area and would not detract from the character of the host property in terms of its size, design or materials and would therefore be considered acceptable.

The proposed garden room is not considered to cause harm to the character and appearance of the host property, the rear garden or the amenity of neighbouring occupiers.

The planning history of the site has been taken into account. No objections were received prior to the determination of this application.

As such, the proposed development is in general accordance with policies A1, A3, T1 and D1 of the Camden Local Plan 2017, 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 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', written in a cursive style.

Daniel Pope
Chief Planning Officer