

Application ref: 2023/5327/P
Contact: Adam Greenhalgh
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Date: 8 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

Smart Garden Offices Ltd
Thurston Park
Church Road
Thurston
IP31 3RN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat A, 100 Savernake Road
London
NW3 2JR**

Proposal:

Erection of a detached timber outbuilding at rear of site

Drawing Nos: SB94B01, SB94E01, SB94P01, SB94L01A, SB94B02A, Design, Access & Heritage Statement (SMART)

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 document and drawings:

SB94B01, SB94E01, SB94P01, SB94L01A, SB94B02A, Design, Access & Heritage Statement (SMART)

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.

Informative(s):

- 1 Reasons for granting permission:

Due to the size, siting and design of the proposed outbuilding, there would be no significant harm to the character or appearance of the Mansfield Conservation Area or the visual amenity of neighbouring occupiers.

Given the modest dimensions of the outbuilding at 2.5m in height, 2.9m in depth and 4.5m in width and siting at the rear of the site, it would not be harmful to the character or appearance of the built environment nor any undue loss of visual amenity for surrounding occupiers. The design and materials would be sympathetic to the garden environment, the residential context, or the wider Conservation Area.

During the course of the application the siting of the outbuilding was amended to ensure that plants could potentially grow between the outbuilding and the site boundaries and that garden space would be provided for natural drainage in the interests of the biodiversity and sustainability of the site.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Mansfield 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

Due to the siting and size of the proposed outbuilding, there would not be any impact to neighbouring occupiers with regards to loss of daylight/sunlight, outlook, or privacy.

No letters of objection have been received following statutory consultation. The site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2, CC1 and CC2 of the London Borough of 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, 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



Daniel Pope
Chief Planning Officer