

Application ref: 2023/3470/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 4 April 2024

TG Studio  
91A - 91B Heath Street  
London  
NW3 6SS

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**9 Gainsborough Gardens**  
**London**  
**NW3 1BJ**

Proposal:

Erection of a garden room in the rear garden and the construction of bin store to the front elevation.

Drawing Nos: EX-100 REVA; EX-230 REVA; EX-231; EX-232; EX- 233; EX-234; EX-235; EX-236 REVA; EX-237 REVA; PR-300 REVB; PR-301; PR-302 REVA; PR-303 REVA; PR-340; PR-341; PR-342 REVA; PR-341; P-342 REVC; P-350 REVA; PR-400 REVA; PR-401 REVA; PR-402 REVA; PR- 403 REVA; PR-420 REVA; PR-421 REVA; PR-550 REVA; PR-551 REVA; PR-552; PR-600; PR-601; PR-602; PR-603; Hot, cold water and waste pipe runs; Design and Access Statement by TG STUDIO dated 09.02.2024 and Maintenance Regime for green roof.

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: EX-100 REVA; EX-230 REVA; EX-231; EX-232; EX-233; EX-234; EX-235; EX-236 REVA; EX-237 REVA; PR-300 REVB; PR-301; PR-302 REVA; PR-303 REVA; PR-340; PR-341; PR-342 REVA; PR-341; P-

342 REVC; P-350 REVA; PR-400 REVA; PR-401 REVA; PR-402 REVA; PR-403 REVA; PR-420 REVA; PR-421 REVA; PR-550 REVA; PR-551 REVA; PR-552; PR-600; PR-601; PR-602; PR-603; Hot, cold water and waste pipe runs; Design and Access Statement by TG STUDIO dated 09.02.2024 and Maintenance Regime for green roof.

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.

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 The living roofs hereby approved shall be retained and maintained in accordance with the approved scheme.

In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017 and policy NE4 of the Hampstead Neighbourhood Plan 2018.

- 5 The single storey outbuilding hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling 9 Gainsborough Gardens.

Reason: To protect amenity of adjoining occupiers and also ensure the outbuilding hereby permitted does not become a self-contained dwelling, separate and apart from the original dwellinghouse known as 9 Gainsborough Gardens in accordance with policies H1, H6, A1 and A4 of the Camden Local Plan 2017 and and policy DH1 of the Hampstead Neighbourhood Plan 2018.

#### Informative(s):

- 1 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).
- 2 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.

- 3 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-householder-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