

Application ref: 2023/4728/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 1 May 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

Besant Planning
2 Minstrel Close
Marden
TN12 9FU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**79 Croftdown Road
London
Camden
NW5 1EY**

Proposal:

Erection of a single storey rear outbuilding

Drawing Nos: Site location plan, 01-Proposed Plan and Elevations, 02 -Existing and Proposed Site Plan, 03 - Proposed Site and Tree Plan, Planning and Heritage Statement.

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, 01-Proposed Plan and Elevations,

02 -Existing and Proposed Site Plan, 03 - Proposed Site and Tree Plan, Planning and Heritage Statement.

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 the approved protection details.

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.

- 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 outbuilding hereby approved shall only be used for purposes incidental to the use of the main property (79 Croftdown 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 a replacement rear single storey outbuilding. The property is an end of terrace house with an oddly shaped rear garden plot with a right of access over it to the neighbouring property.

The proposed outbuilding would be replacing the existing rear run down wooden shed to the back of the garden which is surrounded by a boundary fence light greenery of shrubs and an offsite tree to the rear. The existing garden plot is slightly angled and narrower from the back than it is at the front, nonetheless the existing outbuilding was 3.2sqm and the proposed would be 3.4sqm in area. There is a modest increase in size, however when comparing floor plans the existing outbuilding was wider and set back in the plot whereas the proposed outbuilding is narrower and set to one side set away from the side boundary with No.81 Croftdown Road.

The outbuilding (3.4sqm) will be subordinate to the garden overall and will retain enough garden space area (10sqm). The outbuilding would have a flat roof which slopes with the back being 2.4m in height and the front elevation being 2.8m in height. The outbuildings front and left side would be finished in cedar cladding and the rear and front would be finished in hardie plank and the roof would be constructed of EPDM (watertight rubber membrane). The outbuilding is not considered to cause harm to the character and appearance of the host property, the rear garden, or the surrounding conservation area.

The proposed outbuilding is to be supported by ground screw foundations and these are expected to avoid any damage caused to any 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, he stated that no trees are proposed for removal, the subbase would be removed near a large off-site tree therefore a tree protection condition is attached to the permission and a further condition requiring full details of the ground screw foundation.

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

The proposed outbuilding 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 character and appearance of the conservtion area. It would not unduly compromise the amenities 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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Dartmouth Park Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as

amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policies DC1, DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020, 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 positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer