

Application ref: 2023/4612/P
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Date: 5 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Phone: 020 7974 4444

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Timothy Smith & Jonathan Taylor LLP
85 Second Avenue
Manor Park
London
E12 6EN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**14 St Paul's Crescent
London
NW1 9XL**

Proposal:

Erection of a circular timber outbuilding for use as sauna.

Drawing Nos:

261 EX00; 261 EX-200 (19/04/2024); 261 P-200 (19/04/2024); 261 P-201 (19/04/2024); Design and Access Statement (prepared by Timothy Smith and Jonathan Taylor Architects).

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:

261 EX00; 261 EX-200 (19/04/2024); 261 P-200 (19/04/2024); 261 P-201 (19/04/2024); Design and Access Statement (prepared by Timothy Smith and Jonathan Taylor Architects).

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 The outbuilding hereby approved shall only be used for purposes incidental to the use of the main property (14 St Paul's Crescent) and shall not be used for any sleeping accommodation, or for any other purposes whatsoever, including separate residential accommodation, or as business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and prevent substandard living accommodation in accordance with Policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application seeks planning permission for the erection of a circular outbuilding to the rear garden, which would be used as a sauna. The diameter of the building would be approximately 3m, and the height would be approximately 3.1m in total, though the eaves of the structure would be 2.6m tall., and above this would be a pitched roof. The outbuilding is small in scale and circular in shape, and is located towards the rear of the garden. The scale of the outbuilding means it is sited comfortably within the context of the garden and it has a subservient relationship with the dwelling house. The materials are acceptable and contribute to its subordinate nature which is welcomed.

There are some small landscaping works on the floor plans however these do not require permission and are accepted.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the 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 nature of the works, it is not considered that there would be any significant impact on the amenity of residents, including outlook, privacy, or daylight/sunlight. The outbuilding would not include any windows except a skylight, so there would be no opportunities for overlooking created. A condition has been attached to the application to ensure the use is incidental to the enjoyment of the dwelling house and limiting the use of the outbuilding as

ancillary to the main dwelling. The proposal is therefore acceptable in amenity terms.

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

As such, the proposal is in general accordance with Policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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-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

A handwritten signature in black ink, appearing to read 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer