

Application ref: 2024/0326/P  
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Date: 12 June 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](mailto:planning@camden.gov.uk)

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

Green Retreats Ltd  
Green Retreats Ltd  
Hangar 4  
Westcott Venture Park  
Aylesbury  
HP18 0XB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**17 Pond Street**  
**London**  
**Camden**  
**NW3 2PN**

Proposal: Erection of outbuilding in rear garden

Drawing Nos: Design and Access Statement(2), Heritage Statement, Floor Plan and Elevation Drawings-NW3 2PN, Location Plan - NW3 2PN, Block Plan - NW3 2PN

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 Design and Access Statement(2), Heritage Statement, Floor Plan and Elevation Drawings-NW3 2PN, Location Plan - NW3

## 2PN, Block Plan - NW3 2PN

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 The outbuilding hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as 17 Pond Street.

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 17 Pond Street in accordance with policies H1, H6, A1 and A4 of the Camden Local Plan 2017.

### Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear outbuilding would be located to the rear of the garden. The size of the outbuilding would not be disproportionate to the scale of the garden and would maintain the open character and garden amenity of neighbouring gardens and the wider surrounding area. The outbuilding would be a simple rectangular design and would be offset from the boundaries to maintain suitable space for soft landscaping and provision for wildlife. As such, it is considered that the proposed outbuilding would retain sufficient amenity space and the general feeling of openness of the rear garden and not cause harm to the surrounding garden landscape.

The outbuilding would be built in timber and finished in composite cladding with uPVC framed doors and one window to the side elevation. Although the council does not encourage the use of Upvc or plastic materials, on balance, given the setback/distance from the listed building, lack of visibility from the public realm of the conservation area the windows and composite cladding will not cause harm to the setting of the listed building or conservation area.

Overall, the design is considered appropriate and the proposal would not cause undue harm to the character and appearance of the surrounding garden landscape, the listed building or Hampstead Conservation Area.

The outbuilding would be offset from external boundaries and located to the rear of the garden, which is approximately 10m from the rear façade of the main property. It is considered that the building would not appear overly dominant as viewed from surrounding properties. The outbuilding would not cause undue loss of light or adversely affect visual privacy afforded to residents of adjacent properties.

The applicant has confirmed that there are no trees in close proximity to the outbuilding therefore a tree protection condition would not be necessary in this case. A green roof would also not be necessary on the outbuilding as it would unlikely result in significant biodiversity net gain given the size of the roof and the amount of garden that will remain after the structure is built which will provide sufficient biodiversity gain.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

Special regard has also been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013

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

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and of 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 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.

- 4 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer