

Application ref: 2024/1369/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

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planning@camden.gov.uk
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Basement Design Studio
Maple Court (suite 17)
Grove Park
White Waltham
SL6 3LW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
94 Albert Street
London
Camden
NW1 7NE

Proposal:
Erection of new timber garden shed within the garden
Drawing Nos: 17-011-06 Sheet 1, 17-011-06 Sheet 2, Sheet 1, Heritage Design & Access 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: 17-011-06 Sheet 1, 17-011-06 Sheet 2, Sheet 1, Heritage Design & Access 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 The shed hereby approved shall only be used for purposes ancillary to the residential use of the main property 94 Albert Street. It shall not be used as a separate residential unit, as business premises or for any other purposes which are not ancillary to the main dwelling, 94 Albert Street.

Reason: In order to protect the character of the area and the residential amenity of neighbouring occupiers in accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the erection of a timber garden shed at the far end of the rear garden. The shed would be 3m by 3.5m with a height of 2.5m. The shed would be set on an existing concrete base and it would be set in from all surrounding boundaries. The shed will be subordinate to the garden and it will retain a sufficient amount of garden space area (93sqm). The shed will be constructed of treated timber cladding, EPDM roofing and it will have front glazed windows, providing a modern appearance.

The timber shed would not have any foundations. It would be installed on the existing concrete base within the eastern corner of the garden. There is a tree within the garden to the west side of where the proposed new timber shed is to be, but as the new shed is not altering the ground and it would be set away from the tree it would not cause any harm to this tree.

A condition to prevent the use of the timber shed as a separate dwelling, commercial use or for other non-ancillary purposes is to be added to ensure this development has no undue impacts on the character or amenity of the area.

The proposal is therefore 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.

The proposed shed would not harm the character and appearance of the host property, the rear garden or the amenity of neighbouring occupiers. It would

not result in any undue loss of security, light, privacy or outlook for any adjoining occupiers. It would not result in undue noise or disturbance at the site or in the surrounding area.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the 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, 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-householder-planning-decision.](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 centered on the page.

Daniel Pope
Chief Planning Officer