

Application ref: 2024/0978/P
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Date: 11 July 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

eDEN Garden Rooms
347 St Marys Lane
Upminster
RM14 3HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
7 Hollycroft Avenue
London
NW3 7QG

Proposal:

Erection of a single-storey outbuilding in rear garden.

Drawing Nos:

DWG 01 Location Plan, DWG 02 V2 Proposed Block Plan, DWG 03 Existing Block Plan, DWG 04 V2 Proposed Floor and Roof Plan, DWG 05 V2 Proposed Elevations, Design and Access Statement 'Proposed GARDEN Office Outbuilding for 7b Hollycroft Avenue, London, NW37QG', Tree Protection Plan by GHA Trees dated May 2024, BS5837:2012 TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT dated: 18th April 2024 ref GHA/DS/133460:24, AIA Plan dated April 2024.

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:

DWG 01 Location Plan, DWG 02 V2 Proposed Block Plan, DWG 03 Existing Block Plan, DWG 04 V2 Proposed Floor and Roof Plan, DWG 05 V2 Proposed Elevations, Design and Access Statement 'Proposed GARDEN Office Outbuilding for 7b Hollycroft Avenue, London, NW37QG', Tree Protection Plan by GHA Trees dated May 2024, BS5837:2012 TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT dated: 18th April 2024 ref GHA/DS/133460:24, AIA Plan dated April 2024.

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 works on site, tree protection measures shall be installed and working practices adopted in accordance with the document entitled BS5837:2012 TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT ref. GHA/DS/133460:24 dated 18th April 2024 and tree protection plan dated May 2024 by GHA Trees. 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 BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

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 Camden Local Plan.

- 5 The garden studio shall only be used as an ancillary use to the main property at Flat B, 7 Hollycroft Avenue.

Reason: In order to ensure that the development is not used as a separate unit of living accommodation, complying with policies A1 and H6 of the London Borough of Camden Local Plan 2017.

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) 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-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