

Application ref: 2023/5368/P
Contact: Obote Hope
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Date: 22 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

cube panning
20-22 Wenlock Road
London
N1 7GU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 Eton Villas
London
NW3 4SG

Proposal:
Erection of a pergola and storage shed to the rear garden, and installation of cycle/bin storage alongside soft and hard landscaping to the front garden, including works to the front boundary.

Drawing Nos:
097-E-000; 097-E-001; 097-E-010; 097-E-011; 097-E-305; 097-A-001 V0; 097-A-010 V0; 097-A-011 V0; 097-A-110 V0; 097-A-120 V0; 097-A-305 V2; Design and Access Statement (prepared by Hesselbrand, dated 13/12/2023); Planning Statement, Heritage Statement, and Statement of Significance (prepared by Cube Planning, dated December 2023); Addendum V5 (prepared by Hesselbrand, dated 15/07/2024).

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:

097-E-000; 097-E-001; 097-E-010; 097-E-011; 097-E-305; 097-A-001 V0; 097-A-010 V0; 097-A-011 V0; 097-A-110 V0; 097-A-120 V0; 097-A-305 V2; Design and Access Statement (prepared by Hesselbrand, dated 13/12/2023); Planning Statement, Heritage Statement, and Statement of Significance (prepared by Cube Planning, dated December 2023); Addendum V5 (prepared by Hesselbrand, dated 15/07/2024).

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 Policies 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 Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design demolition and 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 The pergola and storage shed hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as 20 Eton Villas.

Reason: To safeguard the amenity of the residential use, adjoining premises, and the area generally in accordance with policies A1 and A4 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

Planning permission is sought for the erection of a pergola and storage shed within the rear garden, alterations to the soft and hard landscaping treatment including the repositioning of the stepped access, installation of a new bin

and electricity supply store and cycle storage to the front garden, and installation of entrance gates with fencing, also to the front elevation. There is an associated application for listed building consent under ref. 2024/0920/L.

There is currently an extant permission that consents extensive paving to the rear garden (ref. 2022/0017/P) and given that the proposed garden structure would be sited on the paved area of the rear garden, the proposal would not result in additional loss of garden space. The proposed pergola measures approximately 6.7m in width, 2.6m in depth and 2.7m in height, and would be located towards the rear end of the site, along the northeast boundary. A new storage shed would also be erected, and the pergola would link this and the existing shed. Given the size, design, and materiality of the structure, it would be subservient within garden setting, and would still retain a sizeable garden. The proposed garden structure would rise approximately 0.1m higher than the existing rear boundary fence with trellis and the proposed pergola would be constructed of timber with decorative lighting. The proposed pergola would consist of timber framed stores and would only be visible in the oblique views. It would not be considered that the proposed structure would detract from the overall character and appearance of the host building, the garden setting, the streetscene along Steele's Road, or the wider conservation area.

It is proposed to alter the boundary treatment to the front elevation, and the applicant has provided an addendum which indicates that the proposed fencing arrangement would reinstate the traditional front boundary treatment. Moreover, the new fencing arrangement as proposed would include metal railings embedded into coping stone above the brick walls and two metal gates, which would be used for pedestrian and vehicle access into the residential dwelling and existing car parking space. The proposal also includes a fully planted front garden behind the boundary wall, which would be an enhancement to the existing garden setting. The proposed works are considered to enhance the contribution the property makes to the character and appearance of the streetscape and thus that of the Eton Conservation Area.

The proposed bin and power store would be located within the front garden area along the flank southwest boundary fence/wall and would measure approximately 2.3m in depth, 0.9m in width, and 1.5m in height. The proposed cycle store would measure approximately 2.1 in depth, and would match the bin store in height and width. Both the bin and cycle stores would be located behind the front boundary fence. Whilst the proposal would be visible from the street level, the proposed storage areas would not harm views of the front elevation of the building due to their location along the flank boundary fence/wall with no 18 Eton Villas, their subordinate scale, and the timber material palette proposed, which is suited to the nature of the garden setting. The cumulative impact of the front garden works are considered minor and would not detract from the character and appearance of the conservation area.

- 2 The proposed hard and soft landscaping treatment would reduce the size of the front patio and steps and introduce new low level walls, planting, and timber trellises. The landscaping proposals include existing paving/hardstanding which would be replaced and new planted green areas

which would increase the overall biodiversity of the site. The area to the north boundary is less formally arranged and preserves the large mature tree. However, no details of how the tree would be protected on site have been provided. As such, a landscaping condition is attached that requires details to be submitted and approved prior to commencement to ensure that existing trees would be retained and protected. This would ensure that the potential to enhance biodiversity is maximised and given the nature of the works combined with the application being a householder application, the proposal is exempt from biodiversity net gain.

The proposal would preserve the character and appearance of the conservation area overall. It would also preserve the special architectural or historic interest of the listed building. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its features of special architectural or historic interest.

Given the nature of the works, the proposal would not be expected to have an impact on neighbouring amenity, including in terms of loss of daylight/sunlight, loss of privacy, or noise and disturbance.

The Eton CAAC commented to note an ongoing cumulative loss of garden space in the conservation area through a combination of rear extensions and garden rooms being erected. However, the CAAC raised no objection to the principle of the pergola, provided the structure in the rear garden is sensitively considered. As noted earlier in this decision notice, the garden structure is considered acceptable and would not result in the unacceptable loss of garden space.

No other objections were received prior to coming to this decision. The site's planning and appeal history 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 London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 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).
- 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.

- 5 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