

Application ref: 2024/2314/P
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Date: 31 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Angus Milne
10 Ray Street
Maidenhead
SL6 8PW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Basement Flat
35 Priory Terrace
London
NW6 4DG

Proposal: Erection of outbuilding in rear garden

Drawing Nos: Design Statement, 24-UT-GR-07, 24-UT-GR-06, Block plan, Location plan.

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 Statement, 24-UT-GR-07, 24-UT-GR-06,

Block plan, Location plan.

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 Basement Flat, 35 Priory Terrace.

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 Ground Floor Flat, 101 Canfield Gardens 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 outbuilding would be built in timber and have a simple rectangular design with wooden framed doors and one window to the front elevation. The design and materials are considered appropriate for its garden setting. The outbuilding would have a mono-pitched roof with a maximum height of 2.5m. The width of the building would be 4m and depth 2.6m. It would not be visible from the public realm given the nature of the site.

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 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. Overall, it the proposal would not cause undue harm to the character and appearance of the surrounding garden landscape. Overall, it the proposal would not cause undue harm to the character and appearance of the surrounding garden landscape or Priory Road Conservation Area.

The maximum excavation to accommodate the base of the outbuilding is proposed to be 100mm, there are no trees within the site boundary but there are a number of trees in adjoining properties. The applicant has demonstrated that the trees retained would not be damaged as a result of the works, and it is considered that the minimal excavation, siting of the outbuilding and no use of heavy machinery would be used, a tree protection condition would not be

necessary in this case.

A green roof would not be necessary on the outbuilding as it would unlikely result in significant biodiversity net gain given the size/design of the roof the amount of planting/garden that will remain after the structure is built which will provide sufficient biodiversity gain.

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.

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.

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 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-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