

Application ref: 2024/0863/P
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Date: 19 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Shackadelic Ltd
20a Littleton House
Littleton Road
Ashford
TW15 1UU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
83 St Augustine's Road
London
NW1 9RR

Proposal:

Erection of an outbuilding to rear garden.

Drawing Nos: Site location plan (PP-12847094v1); 01 (rev 07.05.2024); 02; 03; Planted roof section; Application form; Design and Access and Heritage Statement (February 2024); Arboricultural Report (June 2024); Sedum Roof planting and maintenance; Sedum Roof Technical Data Sheet; Fire safety 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 and documents:

Site location plan (PP-12847094v1); 01 (rev 07.05.2024); 02; 03; Planted roof section; Application form; Design and Access and Heritage Statement (February 2024); Arboricultural Report (June 2024); Sedum Roof planting and maintenance; Sedum Roof Technical Data Sheet; Fire safety statement.

Reason: For the avoidance of doubt and in the interest of proper planning.

3 Tree protection

The works hereby approved shall be carried out in accordance with approved details and the tree protection methods outlined in the documents and plans hereby approved, and the foundations shall only use ground screws, as set out in the Arboricultural Report (June 2024).

Reason: To ensure the retention of, and avoid damage to, the existing trees and maintain the character and amenity of the area in accordance with policy A3 of the Camden Local Plan 2017.

4 Materials

The building shall be finished in timber cladding and all new external work shall be carried out in materials as detailed in the approved drawings and documents.

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.

5 Green roof

The green roof hereby approved shall be fully installed on the building in accordance with the approved plans and with the deepest shown substrate, prior to first occupation and thereafter retained and maintained for the duration of the development.

Reason: To ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies A3 and CC3 of the Camden Local Plan 2017.

6 Incidental use

The outbuilding hereby approved shall only be used for incidental purposes to 83 St Augustine's Road and shall not be used as a separate residential dwelling or a business premises.

Reason: To protect the residential amenity of neighbouring occupiers and prevent substandard living accommodation and excessive on-street parking pressure in accordance with policies A1, H6 and T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The outbuilding would be in the rear garden of a residential building used as flats. It would be used by the lower ground floor flat.

With a maximum height of around 2.7m, the outbuilding would be subordinate to the host property in terms of bulk, height, and footprint. The timber materials are appropriate for the area and an acceptable amount of garden space would be retained. It would be set in from the boundaries providing space for planting and wildlife corridors. The overall scale and proportion to the garden space means it would be acceptable in terms of amenity, biodiversity, and greening.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat.

The inclusion of a green roof is positive, and a condition requiring this to be provided has been included.

There are trees nearby and the outbuilding would be within the root protection areas. The tree report sets out that no excavation will take place here, only screw piles will be used, and a materials storage area will be outside this protected zone. A condition is attached requiring compliance with these tree protection measures.

The site is in the Camden Square Conservation Area. Outbuildings are not out of character in this residential area and visibility from the public realm would be very limited. It would be appropriate for the character of the area and the surrounding buildings, with outbuildings at neighbouring properties. The scale, design and materials mean it would be seen as an incidental garden outbuilding in character with the area. The proposal would preserve the character and appearance of the conservation area overall. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

There are windows on the side elevation, but the height of the boundary wall and the relationship to the neighbouring outbuilding and its flank wall mean there would be minimal overlooking impact, and obscure glazing is not considered necessary in this case. The windows fronting the other flats in the host property are far enough away and at a low enough level to not have a harmful impact on amenity. The roof light is at a distance where it will have no detrimental privacy impacts, and light-spill from the building will be acceptable overall.

A condition is attached requiring the outbuilding to only be used in connection with the host residential unit and preventing use for separate living or business accommodation. Given its scale, siting, and design, the proposal would not result in detrimental harm to neighbouring amenity in terms of light, outlook or overlooking, noise, or privacy.

No objections have been raised in relation to the application. The council also considered the area's planning history and relevant appeal decisions when

coming to this decision.

The proposal is in general accordance with policies D1, D2, A1 and A3 of the Camden Local Plan 2017. It also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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 positioned above the printed name.

Daniel Pope
Chief Planning Officer