

Application ref: 2024/2980/P
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Date: 3 September 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Scott Associates LLP
Cromer Farm
Whitehill
Cromer
SG2 7QA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
32 Gaisford Street
London
NW5 2ED

Proposal: Erection of a single storey garden room in rear garden.

Drawing Nos: 22417-01, 22417-02, Arboricultural Impact Assessment and Method Statement, Design and 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: 22417-01, 22417-02, Arboricultural Impact Assessment and Method Statement, Design and Access Statement.

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

- 3 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the document entitled "Arboricultural Impact Assessment and Method Statement" by Allarboriculture dated 11th July 2024 ref. AAAIA32AG. 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.

Informative(s):

- 1 Reasons for granting permission:

The application property is a four-storey building containing residential flats situated within the Bartholomew Estate conservation area, it is not listed. The proposal involves the erection of a single storey garden room in the rear garden. The building measures 4.3m wide, 4.6m deep and is 2.65m high. It is finished in timber cladding to the south elevation with cement particle board painted grey to the other elevations, with a sedum roof. It is located against the rear boundary of the garden and has a door and window facing south towards the host property, it also has a high-level window on the east elevation.

The design is considered subordinate in terms of scale and positioning at the foot of a substantial rear garden. It is considered that the materials and finish proposed are appropriate for the project and respect its context, within the rear garden of a property within the conservation area.

The garden benefits from established planting and there are two established trees in the garden of the property to the rear of the application site. These will be protected during the works, and it is not considered that the proposal will result in the damage or loss to these trees and therefore the proposal complies with policy A3 of the Camden Local Plan.

Due to the nature and design of the garden room, it is considered that the proposal would not result in any undue harm to the amenities of neighbouring occupiers and the visual amenity of the conservation area and complies with policy A1 of the Camden Local Plan.

No letters of objection from neighbouring properties were received.

The planning history of the site and surrounding area were taken into account when coming to this decision.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Minor

application.

The proposed garden room would preserve the character and setting of the host building and the character and appearance of this part of the Bartholomew Estate Conservation Area and would not impact on the residential or visual amenity of the surrounding area. As such, the proposals are considered to accord with the requirements of Policies A1, A3, D1, and D2 of the Camden Local Plan as well as the aims and objectives of the Bartholomew Estate Conservation Area Appraisal and Management Strategy 2000. It is therefore recommended that planning permission be granted subject to conditions.

- 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 2023.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer