

Application ref: 2023/4615/P  
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Date: 23 September 2024

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

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NAPC  
Watermoor Point  
Watermoor Road  
Cirencester  
Gloucestershire  
GL71LF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat Ground Floor**  
**80 Priory Road**  
**London**  
**NW6 3NT**

Proposal:

Erection of single storey outbuilding to rear garden.

Drawing Nos:

01; 02; Planning Design and Access Statement (including Heritage Statement) October 2023; Tree Constraints Plan; Tree Impact Plan; Arboricultural Report June 2024; Fire Safety Strategy October 2023.

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:

01; 02; Planning Design and Access Statement (including Heritage Statement) October 2023; Tree Constraints Plan; Tree Impact Plan; Arboricultural Report June 2024; Fire Safety Strategy October 2023.

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 local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to 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 outbuilding hereby approved shall only be used for purposes incidental to the use of the main property at the Ground Floor Flat, 80 Priory Road and shall not be used as a separate residential dwelling or a business premises.

Reason: In order to protect the residential amenities 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:

Planning permission is sought for the erection of a single storey outbuilding by ground floor flat within 80 Priory Road. The semi-detached house has been split into flats and the subject site has access to the rear garden to use as private garden space.

The proposed single storey outbuilding would be situated near the back south eastern side of the garden (16.8m from the house's rear elevation), which is surrounded by the boundary and greenery of shrubs and trees. The building

would measure approximately 7m in depth, 3.6m in width, and 2.5m in height, with an internal floor area of roughly 25 sqm. The outbuilding would therefore be subordinate to the garden overall and would retain around 185 sqm of garden space, which is considered more than reasonable. The garden room would be flat roofed and constructed of red cedar cladding and a cement particle board in grey anthracite, providing a contemporary appearance.

The proposed garden room outbuilding, by virtue of its small scale and design, is considered to be subordinate to the host property and rear garden area and would not detract from the character of the host property or the wider conservation area in terms of its size, design, or materials, and would therefore be considered acceptable.

Due to the nature of the proposal, the proposed garden room is not considered to cause harm to the amenity of neighbouring occupiers. There would be no new opportunities for overlooking created, and the ancillary nature of the outbuilding would mean there would not be expected to be significant disruption in terms of noise and disturbance. A condition restricting the use of the garden room as ancillary and not to be used as a separate dwelling has been added to this decision to ensure any impact on local amenity is limited.

The proposed outbuilding is to be supported by screw pile foundations and these are expected to avoid any damage caused to existing tree roots, as well as allow for minimal disturbance to wildlife, soil and ground surface. The Council's Tree Officer was consulted on this application, and confirmed that there are no significant trees present on the site and it would appear that the trees that are present are unlikely to be harmed by the proposal. Therefore, there is no objection to the proposal, but a condition is attached to secure tree protection measures.

The planning history of the site has been taken into account. No objections were received prior to the determination of this application.

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.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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](http://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.

- 5 Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because the application was made before 2 April 2024.

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