

Mr David Field
Lawrence Beckingham Field LLP
The Sail Loft
Limehouse Court
3-11 Dod Street
London,
E14 7EQ

Application Ref: **2015/0479/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

2 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
42 Menelik Road
London
NW2 3RH

Proposal:
Erection of timber summer house in rear garden.
Drawing Nos: X1090/001, X1090/003, X1090/004, and X1090/005.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

X1090/001, X1090/003, X1090/004, and X1090/005.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed summer house is considered modest in scale in the generous rear garden space. The lightweight timber materials and timber framed glazed doors are considered appropriate for the development. The summer house shall be 3m from the east boundary, 6.8m from the west boundary and 0.2m from the rear boundary wall. The entrance to the summer house shall face toward the main property on the south elevation. No trees will be impacted by the summer house which shall not include any foundations below ground level.

Although the summer house shall occupy some of the garden area, it is considered an adequate green space shall be retained. The summer house shall include glazing on three of the four elevations, however the location at the rear of the garden and the existing boundary fences as well as the vegetation around the perimeter of the property will restrict views of the structure and maintain amenity for neighbouring properties. There are no concerns regarding loss of light, privacy or outlook for neighbours given the modest size of the structure and its location at the rear of the garden and the proposal is considered acceptable in this regard.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment