

Mr. William Tozer  
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Application Ref: **2015/0752/P**  
Please ask for: **Mandeep Chaggar**  
Telephone: 020 7974 **6057**

13 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**107 Gaisford Street**  
**London**  
**Camden**  
**NW5 2EG**

Proposal:  
Erection of garden room to rear of existing lower ground and ground floor flat.

Drawing Nos: Arboricultural Assessment and Protection Method Statement, Design & Access Statement, A/02/111 Rev.F, A/02/112 Rev.D, A/02/113 Rev.A, A/01/001 Rev.D, A/01/101 Rev.F, A/01/102 Rev.E, A/01/113 Rev.A.

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 and DP25 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:

Arboricultural Assessment and Protection Method Statement, Design & Access Statement, A/02/111 Rev.F, A/02/112 Rev.D, A/02/113 Rev.A, A/01/001 Rev.D, A/01/101 Rev.F, A/01/102 Rev.E, A/01/113 Rev.A.

Reason:

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

- 4 The ancillary accommodation hereby approved shall only be used for purposes incidental to the residential use of Flat A, 107 Gaisford Street and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the future occupation of the outbuilding does not adversely affect the amenity of adjoining residential premises/immediate area by reason of noise, traffic congestion and excessive on-street parking and is not used for unauthorised purposes, in accordance with policies CS5 (Managing the impact of growth and development), CS8 (Promoting a successful and inclusive Camden economy) and CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP19 (Managing the impact of parking), DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks permission for the erection of a single storey, garden pavilion to the southern end of the rear garden of 107A Gaisford Street. The proposed pavilion will be ancillary to the ground and lower ground floor mid terrace flat.

The pavilion would be discreetly located at the rear of an existing and long garden concealed behind existing brick wall and high fencing to the adjoining properties

and surrounded by mature vegetation. The proposal is set in a minimum 500mm to each side and rear boundary. The proposal would be modest in size with a footprint measuring 12.85 sq.m and a maximum height of 3m with a flat roof. It is considered that due its design, materials and scale, the proposed pavilion will not detract from the character and appearance of the conservation area.

The proposed removal of T1 an onsite lime tree is considered to be acceptable irrespective of development as the remaining safe useful life expectancy is likely to be less than ten years due the poor condition of the tree. The proposals will encroach into the root protection areas of 2 off sites trees, T2 and T3 although the degree of encroachment and relative shallow depth of excavation is considered to be acceptable.

Neighbouring occupiers were consulted on the application. Two objections have been received prior to making this decision and duly taken into account prior to making this decision. The concerns have been considered and the site's planning history was taken into account in coming to this decision.

Special regard has been attached to the desirability of preserving the conservation area and its features of special architectural or historic interest, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6, 7.8, 7.17 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment