

Mrs Susan Barbara  
OCCA/HLCA  
45 Ashdown Crescent  
Gospel Oak  
London  
NW5 4QE

Application Ref: **2014/7515/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

15 May 2015

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**Vadnie House**  
**33-43 Caversham Road**  
**London**  
**NW5 2DR**

Proposal: Construction of a log cabin within the rear garden.

Drawing Nos: Scale 1:1250 (Ordnance Survey), (A-)01-01; 01-05; 02-05 and Design and Access Statement March 2015.

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 Scale 1:1250 (Ordnance Survey), (A-)01-01; 01-05; 02-05 and Design and Access Statement March 2015.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed log cabin would be constructed in the rear garden area serving a ground floor nursery. It would replace an existing pergola of a similar size. There are other existing structures in the rear garden including pergolas, sheds, a playground and earth mounds. Due to the size, height, design and nature of the proposal it is considered a subordinate structure that would be acceptable in this location. Given the above and its location to the rear, it would not be prominent from surrounding views or visible from within the public realm. Overall, the proposal is considered to preserve the character and appearance of the Bartholomew Estate Conservation Area.

The structure would lie adjacent to the nursery it would serve and the other ground floor uses within the building are commercial. It would have a significant setback from the rear of the residential properties on Gaisford Street which all benefit from relatively deep gardens. On this basis, there would be no harm to the adjoining neighbours' amenity in terms of loss of light, outlook or privacy.

The proposal would enhance the community use by providing a homework cabin for an existing after-school club.

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

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 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, CS10 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP15, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.16, 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-68, 69-78 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