

Mr Tony Holmes
Holmes Morgan
The Smithy
West Kington
Chippenham
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SN14 7JE

Application Ref: **2015/0913/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

22 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Redington Road
London
NW3 7RG

Proposal:
Erection of timber gazebo structure as replacement for existing timber garden shed in rear garden to dwellinghouse.

Drawing Nos: Location / Site Plan 529- 601; 529- 602; 529- 603; Design & Access Statement and Statement of Significance, April 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 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 [Location / Site Plan 529- 601; 529- 602; 529- 603; Design & Access Statement and Statement of Significance, April 2015.]

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

Informative(s):

- 1 Reasons for granting permission.

The application was revised to omit garden out-building and new timber boundary fence. This application relates specially to the erection of a gazebo.

The main host building is listed grade II*; and there is an existing timber garden shed located at the north-eastern side of the rear garden adjacent the shared boundary wall of neighbouring properties. The garden shed measure approximately 5.74sqm; 1.85m (w) 3.0m (d) x 2.78m (height ridge; 2.06 eaves); and project minimally above the boundary walls, which also have green shrubbery that provide additional screen .

The proposed single storey gazebo outbuilding would be marginally larger in footprint (6.3sqm - 1.99m x 3.26m) and has been moved slightly to have a more east-west alignment. The ridge height (3.02m) is also marginally higher than the existing structure. Other than these changes the replacement gazebo building would be located at the exact area of the garden and the shed. The timber and pitch slate roof gazebo has a light-weight appearance and is of similar scale and proportion to the existing shed. The proposed gazebo would be of an adequate size and scale and would ensure no reduction in the size of the garden. Notwithstanding the height increase and footprint adjustment, the proposed gazebo would not have any negative impact on the historic fabric or setting of the listed grade II* host building. It is considered that the gazebo would preserve the character and appearance of the host building, the rear gardens and the conservation area.

The gazebo outbuilding would not give rise to any loss of amenity such as loss of light or loss of privacy for surrounding residential properties. Moreover, it would be largely screen from views from the public realm (Oakhill Park) a private residential estate.

There are several mature trees in the adjoining communal garden space at Oakhill Park. These are sufficiently far to avoid being compromised by the gazebo building; and therefore no adversely impact.

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.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment