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Application Ref: **2015/0802/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

29 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
66 Greencroft Gardens
London
NW6 3JF

Proposal: Erection of a timber framed garden building in rear garden.
Drawing Nos: 10, 11, 12, 13, 14, 15,16, 17, 100, 101, 102, 103

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 10, 11, 12, 13, 14, 15,16, 17, 100, 101, 102 and 103.

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

Informatives:

- 1 Reasons for Granting Planning Permission

The proposed timber framed garden building would be located at the north-western corner of the rear garden of No.66 Greencroft Gardens. The building would be set back by 0.5m from the side boundary with No.69 Greencroft Gardens and 0.5m from the rear boundary with No.68 Canfield Gardens and would measure 2.8m in height, 2.78m in depth and 5m in width with a floorspace of 12sq.m. The internal layout would include the main space, a toilet and a store. It would have flat roof covered with a grey single-ply 'Alwitra Evalon' semi-permeable membrane with walls constructed with Western Red Cedar. The proposed windows and doors would be constructed with timber. External lighting (with low energy LED fittings) would be provided to the front external soffit over the glazed screen.

There are existing outbuildings at the end of the rear gardens of Nos. 68 and 70 Greencroft Gardens. The design and materials proposed for the building would respect the character and appearance of the host building and the South Hampstead Conservation Area and would be in general compliance with the advice given in CPG1.

Given its scale, design and siting being set back approximately 17m away from the main building at No.66 Greencroft Gardens and towards the end of the neighbouring residential properties on Greencroft Gardens and Canfield Gardens, the proposal would have no adverse impact on the residential amenity of neighbouring occupiers in terms of loss of light, outlook and privacy.

34 Neighbouring properties were notified of the application. The application was also advertised in the local press on 12th March 2015 and a site notice was displayed between 11th March and 1st April 2015. The planning history of the site has been taken into account when coming to this decision. One objection and one response of support were received prior to making this decision and duly taken into account prior to making this decision.

Considerable importance and weight has been attached to the harm and 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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance 2011. The proposed development also accords with policies 7.4, 7.6 and 7.8 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 Noise and Licensing Enforcement Team, 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