

Mr. Lee Davidson
Dongolis
Crown Cottage
The Cross
Elsenham
Bishop's Stortford
Essex
CM22 6DG

Application Ref: **2015/1335/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

3 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
302 West End Lane
London
NW6 1LN

Proposal:
Erection of a garden office, changes to windows and doors on side and rear elevations,
enlargement of garden platform and installation of new steps
Drawing Nos: 000, 001, 002, 003, 004/02, 005, Plan For An Outdoor/Garden Room

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 000, 001, 002, 003, 004/02, 005, Plan For An Outdoor/Garden Room

Reason:

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

- 4 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of No. 302 West End Lane and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 Reasons for granting permission.

The proposed timber garden outbuilding would measure 5m in width, 3m in depth and 2.5m in height. It would be located at the southwest corner of the rear garden with UPVC windows and door. On the side elevation of the main building the changes include the increased height of a ground floor window cill by 900mm above internal floor level, replacement of an existing side facing window with a joiner made new side entrance door. The existing doorway would be bricked up. On the rear elevation, the existing windows for the ground floor living room would be replaced by joiner made timber French doors which would match the existing doors on the rear elevation. The platform at the rear would be enlarged and new stone steps would be added to provide access to the rear garden.

It is considered that the proposed timber garden outbuilding is of modest scale and size and would be a subordinate feature in the rear garden. There is an existing garage building and another pitched roof single storey building at the rear of neighbouring property No. 304. The proposed materials are considered appropriate at this location. The design of the proposal is acceptable and in general

compliance with the advice in CPG1. Appropriate materials are proposed and therefore the proposal complies with the West End Green Conservation Area Statement.

The outbuilding would not be visible from public realm. The openings of the outbuilding would face the rear garden of No. 304 therefore it is not considered that there would be any adverse impacts in terms of overlooking or loss of privacy. The new door proposed on the side of No. 302 would not cause unacceptable amenity impact as there are existing windows and door on the side elevation of the subject building.

The planning history of the site has been taken into account when coming to this decision. No objections were received 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, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6, 7.8 and 7.15 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

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

Ed Watson
Director of Culture & Environment