

Mrs Carol Wilmshurst
Homestead Timber Buildings
Wynham House
Lupton road
Wallingford
Oxfordshire
OX10 9BT

Application Ref: **2015/2390/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

8 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 2
71 Greencroft Gardens
London
NW6 3LJ

Proposal: Erection of single storey timber outbuilding to use as garden room

Drawing Nos: OS map, Design Layout Plan Issue No.1, Design and Access Statement.

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 policies 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:
OS map, Design Layout Plan Issue No.1, Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed outbuilding is modest in size (3.1w x 2.6d x 2.7h) and the lightweight timber materials and timber framed doors and windows are considered appropriate in the rear garden space. Although the outbuilding shall occupy some of the garden area, it is considered an adequate outdoor amenity space shall be retained. Given the location of the outbuilding (rear garden), the size and the existing screening vegetation and boundary fences, the outbuilding is not considered harmful to the conservation area.

The outbuilding shall include two windows and double doors in the north facing elevation and one window in the east elevation. The location at the rear of the garden and the existing boundary fences as well as the vegetation around the perimeter of the property will restrict views of the outbuilding and maintain amenity for neighbouring properties.

There are no concerns regarding loss of light, privacy or outlook for neighbours given the modest size of the outbuilding and its location at the rear of the garden, the distance from the structure to the nearest window (19m), and the proposal is considered acceptable in this regard. No trees shall be removed as part of the proposal.

One objection was received prior to making this decision which has been considered in deciding the application. The site's planning history and relevant appeal decisions were taken into account when coming to 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 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 2015 consolidated with amendments since 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



Ed Watson
Director of Culture & Environment