

Ms Amy Cook
Ecospace
Ecospace
3 Iliffe Yard
SE17 3QA

Application Ref: **2015/1791/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 1226

10 June 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
110 Savernake Road
London
NW3 2JR

DECISION

Proposal:

Erection of outbuilding for ancillary residential purposes.

Drawing Nos: 1510.PL; 01B; 02D; 03C; 02311P_TPP_01A; and BS5837 Arboricultural Impact Assessment, prepared by Tamla Trees dated June 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: 1510.PL; 01B; 02D; 03C; 02311P_TPP_01A; and BS5837 Arboricultural Impact Assessment, prepared by Tamla Trees dated June 2015.

Reason:

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

- 3 The works hereby approved shall be carried out in accordance with the methods outlined in the submitted Arboricultural Impact Assessment (dated June 2015) received 05/06/2015, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

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

- 4 Before the first occupation of the outbuilding hereby permitted the window on the east elevation shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.

Informative(s):

- 1 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.
- 2 Reasons for granting permission.

The proposed single storey timber outbuilding would be located at the far end of the rear garden.

The application site has a large rear garden allowing for the retention of a satisfactory portion of outside space.

The siting and location of the proposed development would help to retain visibility over garden walls and fences and not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area.

The outbuilding would be clad in premium grade western red cedar which relates to its outdoor setting and will naturally weather to a silvery shade.

The location and construction methods would minimise any impact upon adjacent Ash trees.

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 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 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 3 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).

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

Director of Culture & Environment