

Mr Joel Reneby
Flat 1, 132 Fellows Road
London
NW3 3JH

Application Ref: **2015/1984/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

23 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
132 Fellows Road
London
NW3 3JH

Proposal:

Erection of single storey rear outbuilding for ancillary residential purposes.

Drawing Nos: FR/1 and FR/2 dated 29.06.15, site location plan received 22.05.15, Design & Access Statement received 22.05.15, Arboricultural Method Statement dated 15.07.15 and Arboricultural Impact Analysis dated 15.07.15.

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:

FR/1 and FR/2 dated 29.06.15, site location plan received 22.05.15, Design & Access Statement received 22.05.15, Arboricultural Method Statement dated 15.07.15 and Arboricultural Impact Analysis dated 15.07.15.

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.132 Fellows Road 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 single storey rear outbuilding is considered acceptable by virtue of its size, design, position and materials. Due to its proposed location, it would not be visible from public vantage points, only from neighbouring rear gardens and rear facing windows. The use of natural wood is considered appropriate for its outdoor setting.

The outbuilding includes powder-coated aluminium sliding doors which face towards the rear of the host building and adjoining neighbours. However, at a distance of approximately 18m from the rear of adjoining properties, the development is not considered to result in harmful levels of overlooking. Similarly, there are no concerns regarding loss of light or outlook for neighbours, due to the size and position of the outbuilding towards the rear of the curtilage.

No trees will be removed as part of the proposal. Furthermore, the Arboricultural Method Statement submitted with the application is considered acceptable to protect the existing trees. Although a small area of garden space will be lost, this is considered acceptable due to the large garden size, and the location of the outbuilding approximately 15m away from the host dwellinghouse.

No objections were received prior to making this decision. The site's planning history has been 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 (CA's) 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.

- 2 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.
- 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

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

Ed Watson
Director of Culture & Environment