

Mr Tony Higginson
Vivid Green
15 Highlands
Flitwick
MK45 1DW

Application Ref: **2015/3895/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

20 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
32A Priory Road
London
NW6 4SJ

Proposal:
Erection of a single storey timber outbuilding in rear garden for ancillary residential purposes
Drawing Nos: Site Location Plan at 1:1250; Location Plan at 1:200; Elevations and floor plans at 1:50

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 materials to be used for the development shall be as detailed in the application hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

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 outbuilding hereby permitted shall be and shall remain ancillary to the use of the main dwelling, No. 32A Priory Road, and shall not be used for any other purposes.

Reason: To ensure the proposed development does not have a detrimental impact on neighbouring properties and the surrounding area, in compliance 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at 1:1250; Location Plan at 1:200; Elevations and floor plans at 1:50.

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

Informative(s):

- 1 Reasons for granting permission

The proposed outbuilding would be modest in size and appearance and it would be constructed with high quality materials which would be appropriate for the garden setting and the surrounding area. The siting of the structure towards the corner of the application site is also appropriate such that the garden would not appear overdeveloped as a result of the proposal.

The proposed outbuilding would be visible from a number of neighbouring dwellings; however, by virtue of its size, siting and design, it would not cause unacceptable loss of amenity with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, noise, or a sense of enclosure. The outbuilding is considered to be appropriate to a garden setting such as this and the potential level of activity associated with the building is considered to be acceptable. This is subject to a planning condition to ensure the use of the outbuilding remains ancillary to that of the associated dwelling.

Neighbouring occupiers were consulted on the application. Two objections have been received prior to making this decision and they have been duly taken into consideration in the determination of this application. The application site's planning history and relevant appeal decisions were also taken into account when coming to

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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 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

