

Mr Elie Osborne
4D Planning
86-90 Paul Street
3rd Floor
London
EC2A 4NE

Application Ref: **2015/7243/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

5 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Basement & Ground Floor Flat
158 Agar Grove
London
NW1 9TY**

Proposal:

Erection of a replacement outbuilding in the rear yard to provide ancillary accommodation to the ground floor flat

Drawing Nos: Design & Access statement, AG01OS, A-00-00, A-LG-00, A-LG-01, A-0R-00, A-0R-01, A-76-00, A-76-01, A-77-00.

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: Design & Access statement, AG01OS, A-00-00, A-LG-00, A-LG-01, A-0R-00, A-0R-01, A-76-00, A-76-01, A-77-00.

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

- 3 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.

- 4 The outbuilding hereby approved shall only be used as ancillary study accommodation to the ground floor flat and shall not be used as an independent Class C3 residential dwelling or Class B1 business unit.

Reason: To ensure that the future use and occupation of the unit does not adversely affect the adjoining premises or immediate area by reason of noise, excessive on-street parking pressure etc, in accordance with policy CS5 of the Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement outbuilding is considered to relate well to the host site and building and is considered to be of an appropriate design and size. The properties to the rear of nearby streets have been extended to the rear with similar outbuildings. The outbuilding covers 25 sqm floor area compared to the existing outbuilding of 15 sqm which is considered to be still subservient to the size of the rear garden and host property, with 50% of the original amenity space remaining. Its height at 2.5m is similar to the existing outbuilding.

The proposed wall in render is considered to be of an appropriate contemporary design. The wall materials would match the ground floor rear façade of the host property and the windows would be timber framed; this is considered to complement the host and surrounding buildings.

The proposal on account of its size, height, bulk and design is considered to preserve the character and appearance of the host building and Camden Square Conservation Area. 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.

The proposed use as study/office would be ancillary to the main property; however due to the considerable size of the rear outbuilding, it is considered necessary to ensure by condition that the building does not later become an independent and substandard residential dwelling or business unit.

By virtue of its size and location to the rear, the proposal would not harm the amenity of any adjoining residential occupiers in terms of noise, loss of light, outlook or privacy.

One objection has been received which has been taken account of in assessing the scheme. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

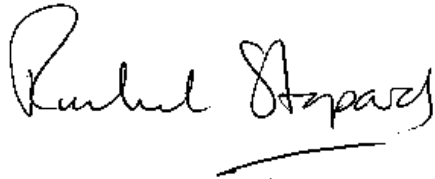
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment