

Mr Anthony Oke
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Application Ref: **2015/5640/P**
Please ask for: **Fiona Davies**
Telephone: 020 7974 **4034**

31 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Keats Grove
London
NW3 2RT

Proposal:
Erection of garden building

Drawing Nos: 2015-11-01, 2015-11-LOC, 2015-11-02, Design and Access Statement dated Oct 2015, Arboricultural Report prepared by Ian Keen Limited, 2015-11-05 Rev A, 2015-11-04 Rev A, 2015-11-03 Rev A, Tree Constraints Plan: 9088/01, Tree Protection Plan: 9088/02

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 policy 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

2015-11-01, 2015-11-LOC, 2015-11-02, Design and Access Statement dated Oct 2015, Arboricultural Report prepared by Ian Keen Limited, 2015-11-05 Rev A, 2015-11-04 Rev A, 2015-11-03 Rev A, Tree Constraints Plan: 9088/01, Tree Protection Plan: 9088/02

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

- 4 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage throughout development in line with the standards set out in BS5837:2012. The protection methods shall be installed in line with the approved plans and documents and are to remain in place for the duration of works on site unless otherwise agreed in writing by the local authority.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of two replacement trees to include a Magnolia and a Liquidambar styraciflua (sweet gum tree) to be planted as heavy standards with a girth size of 12-14cm. The planting process should take into account the standards set out in BS8545:2014. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 6 The garden building hereby approved shall only be used for purposes ancillary to the residential use of 2 Keats Grove and shall not be used as a separate or

independent use, including residential living accommodation.

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 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) 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 host property is a Grade II listed two storey terraced house dating from the early 19th century including an attic in the mansard roof and altered with a 20th century basement extension. The site lies within the Hampstead Conservation Area. The proposal seeks permission for the erection of a garden building to the rearmost section of the rear garden. Thus no alterations are proposed to the listed building itself.

Raised up by c.0.8m above the main garden level, the height of the proposed garden building will measure c.3m and will not exceed that of the rear boundary garden wall and therefore will prevent any potential overlooking concerns. Furthermore it will be well screened from surrounding properties by the surrounding trees and mature vegetation.

The final proposal has been set in from the rear boundary wall by between c.2 to 3.5m and set in by c.2m from the side boundary walls to reduce any potential impact on the residential amenity of occupiers at adjoining properties. Properties to the rear of the site have deep gardens and therefore the proposed garden building will be at a good distance away from windows serving their habitable rooms.

The garden building will measure 3m in height, 4.5m in depth and 5m in width, with full height glazing to its front elevation and a narrow window on each side elevation. Weatherboard rain-screen cladding is proposed. Overall, the proposal is considered to be modest in scale and sensitive in design to the character of the host property and the surrounding Conservation Area.

The garden building will be positioned approximately at 25m from the original main dwelling and will be modest in scale and sensitive in design and therefore it is considered that it will not have a detrimental impact on the setting of the listed building.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received from surrounding neighbours following statutory consultation and no objection has been received to date from the Hampstead CAAC. The planning history of the site has been 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 and 7.6 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

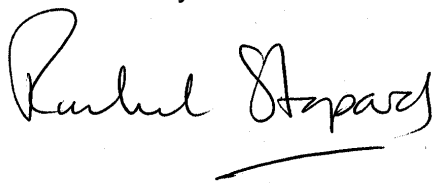
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard
Director of Culture & Environment

