

David Balkind
David Balkind Design
12 Oak Close
Sutton
SM1 3LQ

Application Ref: **2016/2879/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

12 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat Garden Floor
195 Goldhurst Terrace
London
NW6 3ER**

Proposal: Erection of rear outbuilding.

Drawing Nos: 100, 101, 102, 400 Rev.A, site location plan, Design and Access Statement received 24/05/2015, Arboricultural Impact Analysis dated 15/06/2016, and Arboricultural Method Statement dated 15/06/2016.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: 100, 101, 102, 400 Rev.A, site location plan, Design and Access Statement received 24/05/2015, Arboricultural Impact Analysis dated 15/06/2016, and Arboricultural Method Statement dated 15/06/2016.

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.

Informatives:

- 1 Reasons for granting permission:

The outbuilding would measure approximately 7m wide, 5m deep and a maximum height of 3.15m to the parapet. It would feature large glazed windows and door to the front, a small window and door to the rear, and would be clad in timber.

The contemporary design and modest scale of the outbuilding would respect the appearance and character of the existing property and its surroundings, whilst representing a clear distinction between it and the main building. The material palette, using horizontal timber cladding and glazed panels would be appropriate to its informal garden setting and would match the neighbouring outbuilding at no.193.

Although the outbuilding would be full width, the host property benefits from a generous garden of approximately 27m in length. The outbuilding would be located approximately 19m from the rear of the property and would take up a modest proportion of the existing rear garden. Given the low height and modest site coverage of the outbuilding it would sit comfortably within the rear garden area and

given its ancillary domestic purposes would not alter the existing residential character of the rear garden.

The outbuilding would not be visible from the street or wider public realm, only from the rear of the surrounding neighbouring properties. The proposed building would be largely screened by existing fencing and mature vegetation within the subject and neighbouring properties sites. As such, the proposed outbuilding would be unlikely to result in a significant adverse impact to the residential amenity of surrounding properties in terms of a loss of outlook, daylight or privacy.

No trees would be lost as a result of the works and light pad foundations would be used to minimise disturbance to the mature trees to the rear of the site. An arboricultural impact assessment and method statement have been submitted in support of the application, and the Council's tree officers are satisfied with the protection methods proposed.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation and site notice. Special regard has been attached 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 2016 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

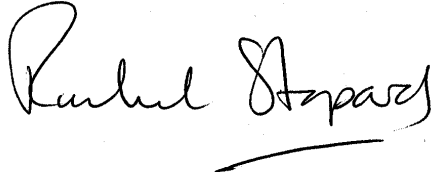
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

Rachel Stopard
Executive Director Supporting Communities