

Miss Sami Rose
Homestead Timber Buildings
Wyndham House
Lupton Road
Hithercroft Industrial Estate
Wallingford
Oxon
OX10 9BT

Application Ref: **2016/4257/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

15 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat A
6 Ospringe Road
LONDON
NW5 2JE**

Proposal:

Erection of a single storey outbuilding to rear of garden flat.

Drawing Nos: Site location plan; Block plan; Design Layout Plan, Design and Access Statement; Arboricultural Method Statement dated October 4th 2016; Tree report prepared by Andrew Marshall; Tree protection plan; Tree constraints plan; Photographs.

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; Site location plan; Block plan; Design Layout Plan, Design and Access Statement; Arboricultural Method Statement dated October 4th 2016; Tree report prepared by Andrew Marshall; Tree protection plan; Tree constraints plan; Photographs.

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 policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 4 All trees on the site, or parts of trees growing from adjoining sites, shall be retained and protected from damage in accordance with the submitted tree protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 5 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of Flat A at No.6 Ospringe 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. The proposed garden room would be replacing an existing structure, and would be a simple design constructed in timber which is considered appropriate for its outdoor setting. Due to its proposed

location, it would not be visible from public vantage points, only from neighbouring rear gardens and rear facing windows.

Due to the size and position of the outbuilding towards the rear of the curtilage, there are no concerns regarding loss of light or outlook for neighbours.

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.

No comment was received prior to making this decision. The site's planning history was 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 and DP26 of the London Borough of Camden Local Development Framework Policies. The proposed development also accords with The London Plan March 2016 consolidated and the National Planning Policy Framework.

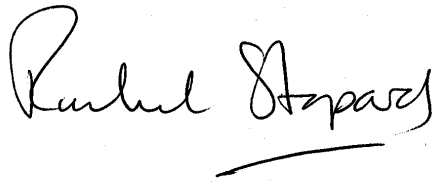
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink, reading "Rachel Stopard". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Rachel Stopard
Executive Director Supporting Communities