

Mr. Hammond
Flat 1
136 Goldhurst Terrace
London
NW6 3HR

Application Ref: **2016/6234/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

23 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
136 Goldhurst Terrace
London
NW6 3HR

Proposal:

Erection of timber outbuilding in rear garden for purposes ancillary to ground floor flat (C3)

Drawing Nos: 1/4, 2/4, 3/4, 4/4; PremiumPlus Radley outbuilding specification.

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: 1/4, 2/4, 3/4, 4/4; PremiumPlus Radley outbuilding specification.

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The proposed outbuilding by virtue of its small scale and design is considered to be subordinate to the host property and rear garden area and would not appear uncharacteristic within the local area, with a significant number of properties in the area benefiting from outbuildings of similar scale and appearance. The outbuilding would not detract from the character of the host property in terms of its size, design or materials. It would maintain the verdant character of the rear garden by having a traditional timber design and taking up only a small proportion of the garden area. The proposed outbuilding is therefore considered to preserve the character of the South Hampstead conservation area.

The proposed outbuilding would be situated within close proximity to a mature tree to the north of the site which is protected by virtue of its siting within a conservation area. As the outbuilding would be situated on top of an existing concrete slab from a former structure, no excavations or foundations would thus be necessary so this tree would not be harmed by the proposed wooden structure.

Due to the siting, scale and design of the proposed outbuilding as well as the existing boundary treatments to the rear garden, the proposed outbuilding would not result in any loss of daylight, outlook or privacy to any neighbouring occupier.

The planning history of the site has been taken into account when coming to this decision. No comments have been received in relation to the proposed development. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of South Hampstead Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

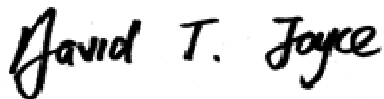
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities