

Mr Charlie Martin
27 Marquis Road
London
NW1 9UD

Application Ref: **2016/5917/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

10 January 2017

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
27 Marquis Road
London
NW1 9UD

Proposal:
Erection of single storey outbuilding in the rear garden.
Drawing Nos: OS Extract; Drawing 1; Drawing 2; Drawing 3; Drawing 4; Drawing 5;
Drawing 6; Drawing 7; Drawing 8; Drawing 9.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: OS Extract; Drawing 1; Drawing 2; Drawing 3; Drawing



4; Drawing 5; Drawing 6; Drawing 7; Drawing 8; Drawing 9.

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

- 3 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority prior to the commencement of development. The buildings shall not be used until the approved details have been implemented and shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The outbuilding hereby permitted shall be used only for ancillary purposes to the main dwelling house, and shall not be used for any other purposes, including use as a self-contained residential unit, or for business purposes.

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, CS5, CS6, DP2, DP5, DP6 and DP26 of the London Borough of Camden Local Development Framework Core Strategy.

Informatives:

- 1 Reasons for granting permission.

The proposed outbuilding would replace an existing smaller outbuilding and patio area. There are similarly sized outbuildings within the street, for example no. 25 has a comparably sized rear garden structure. In view of the neighbouring garden structure the proposed outbuilding is considered acceptable. Furthermore, whilst the planned outbuilding would alter the open character of the rear garden and would be visible from a number of neighbouring dwellings, it is considered to be an appropriate addition within this garden setting and to sit comfortably in the context of the neighbouring outbuilding. It would be constructed with high quality largely recycled materials including reclaimed timber sash windows which would complement the host building. Its siting set back from the side/rear boundaries and the intended construction method would minimise the impact on nearby trees.

The proposed outbuilding would be visible from a number of neighbouring dwellings; however, by virtue of its size, siting and design, it would not cause unacceptable loss of amenity with regard to sunlight, daylight, outlook or overlooking, or noise disturbance. The potential level of activity associated with the building is considered to be acceptable, subject to a planning condition to ensure the use of the outbuilding remains ancillary to that of the existing dwelling.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this

decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 (LB's) and s.72 (CA's) 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, and 56 -66 and 126-141 of the National Planning Policy Framework.

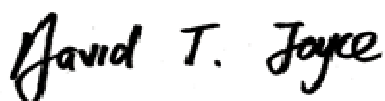
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Executive Director Supporting Communities

