

Miss Zainab Khan  
Ecospace  
5a/6a Iliffe Yard  
London  
SE173QA

Application Ref: **2017/2281/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

12 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Garden Flat**  
**117 Priory Road**  
**London**  
**NW6 3NN**

Proposal:  
Erection of single storey outbuilding in the rear garden (Class use C3).

Drawing Nos: 1701.PL.01A; 1701.PL.02; 1701.PL.03; 1701.PL.04A; 1701.PL.05A;  
1701.CIL; 1701.DAS; BS5837 Arboricultural Impact Assessment.

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 policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1701.PL.01A; 1701.PL.02; 1701.PL.03; 1701.PL.04A; 1701.PL.05A; 1701.CIL; 1701.DAS; BS5837 Arboricultural Impact Assessment.

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

- 4 The outbuilding hereby permitted shall be used only for ancillary purposes, 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 A1 (Managing the impact of development) and A4 (Noise and Vibration) of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the erection of an outbuilding in the rear garden measuring 3.9m wide, 5.6m deep and 3.0m high. The existing timber shed located to the rear of the garden would be removed to make way for the new outbuilding.

The proposed outbuilding is considered to be of an acceptable design. It would be of an adequate size and scale and would ensure a reasonable proportion of the rear garden would remain (approximately 240 square metres). The outbuilding is pre-fabricated and temporary in nature and therefore easily removable. It would be constructed from high quality timber including timber framed windows. Its siting and the intended construction method would minimise the impact on nearby trees. On balance, officers consider that no demonstrable harm would be caused to the setting or appearance of the host building and the South Hampstead Conservation Area.

With regard to the amenity impact, 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, overlooking, noise, or a sense of enclosure. 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 associated dwelling.

No objections have been 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 regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Planning (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 A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017. The proposed development also accords with the London Plan and the National Planning Policy Framework.

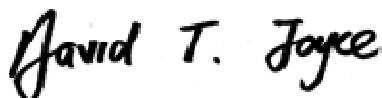
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce  
Director of Regeneration and Planning