

Mr Joe Wright
Joe Wright Architects Ltd
14 Manchester Road
South Tottenham
N15 6HP

Application Ref: **2017/2051/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

17 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
1 Fordwych Road
London
NW2 3TN

Proposal: Erection of a single storey outbuilding in rear garden for use ancillary to ground floor flat.

Drawing Nos: 1603-01_PL_200; 1603-01_PL_302 Rev B; 1603-01_PL_301 Rev B; 1603-01_PL_201 Rev A; 1603-01_PL_202 Rev A.

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1603-01_PL_200; 1603-01_PL_302 Rev B; 1603-01_PL_301 Rev B; 1603-01_PL_201 Rev A; 1603-01_PL_202 Rev A.

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

- 4 The outbuilding hereby permitted shall be used only for purposes ancillary to the ground floor flat, 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 G1, H1, H7 and A1 of the London Borough of 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 5.3m wide, 3.4m deep and 2.6m high. 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. The outbuilding is pre-fabricated and temporary in nature and therefore easily removable. It would not be suitable as a permanent more permanent-looking structure or one that was linked to the main building. Although uPVC windows are not favoured by Camden planning policy and design guidance, the limited visibility and independent and temporary nature of the structure are material considerations. On balance, officers consider that no demonstrable harm would be caused to the setting or appearance of the host building.

By virtue of its size and siting at the end of the garden there would be limited impact on the amenity of neighbours. Similarly, 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.

Two objections were received prior to making this decision which relate to the height of the proposed outbuilding blocking views of greenery across the gardens. However the proposal is considered to be sufficiently modest in dimensions to not lead to any material increase in enclosure and the 'right to a view' cannot be protected under planning legislation (see separate 'consultation summary'). The site's planning history and relevant appeal decisions were taken into account when

coming to this decision. This includes a single storey wrap-around extension to the main dwelling granted on 03/01/2017 with which the cumulative effect would not unduly compromise the openness of the site or the amenities of neighbouring residents if both implemented.

As such, the proposed development is in general accordance with policies D1 and A1 of the Camden Local Plan Submission 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

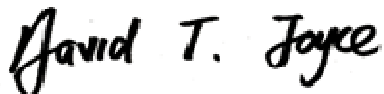
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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