

Ms Kate Shaw  
Flat A, 10 Quex Road,  
London  
NW6 4PL

Application Ref: **2017/2776/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974

25 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**Flat A**  
**10 Quex Road**  
**London**  
**NW6 4PL**

Proposal:

Erection of an outbuilding in rear garden, for use incidental to the use of the host flat  
Drawing Nos: LP-KS-08-15, LP-KS-08-15 (Block Plan), side elevations, front and rear  
elevations, floor plan (all received 19/09/17).

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- LP-KS-08-15, LP-KS-08-15 (Block Plan), side elevations, front and rear elevations, floor plan (all received 19/09/17)

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

- 3 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of Flat A, 10 Quex Road and shall not be used as a separate independent Class C3 dwelling or Class B1 business use.

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, A1 and H6 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 outbuilding at the end of the rear garden will measure 6.25m x 2.25m and with a 2.3m-2.5m height. It is considered to be of an acceptable modest size and scale in the context of this very large rear garden, and with an approx 12sqm area it would ensure the retention of an adequate proportion of the rear garden. The simple design and traditional materials with wooden cladding are considered appropriate in the garden setting. It is considered that no demonstrable harm would be caused to the setting or appearance of the host property and the wider landscape.

The proposed outbuilding, by virtue of its size, siting and design, would not cause any loss of amenity with regard to sunlight, daylight, outlook, overlooking, or noise. The potential level of activity associated with the proposed use as a home office is considered to be acceptable. A condition will ensure the use of the outbuilding remains ancillary to that of the associated dwelling.

One objection has been received prior to making this decision. This and the planning history of the site has been taken into account when coming to this decision.

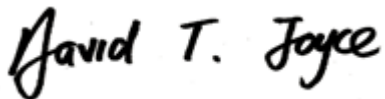
As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan and the National Planning Policy Framework.

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  
Director of Regeneration and Planning