

Brian Peppiatt
Richmond House
Alverston Avenue
Woodhall Spa
Lincolnshire
LN10 6SN

Application Ref: **2017/4317/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

21 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 1 Basement Flat
2 Iverson Road
London
NW6 2HE**

Proposal: Retrospective application for erection of a single storey outbuilding in rear garden
Drawing Nos: Unnumbered Roof plan, Unnumbered plan of garden shed and site plan,
Unnumbered elevations of the garden shed.

Drawing numbers: Unnumbered Roof plan, Unnumbered plan of garden shed and site
plan, Unnumbered elevations of the garden shed received by the LPA on 13/10/2017.

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 shall be retained in accordance with the
following approved plans:

Unnumbered Roof plan, Unnumbered plan of garden shed and site plan,
Unnumbered elevations of the garden shed received by the LPA on 13/10/2017.



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

- 2 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of Flat 1 Basement Flat No. 2 Iverson Road and shall not be used as a separate independent Class C3 dwelling.

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 Reasons for granting permission.

The outbuilding is located in the rear garden and is not visible from the public realm. The property benefits from a fairly substantial garden of approx. 80sqm. The scale and design of the outbuilding is considered to appear proportionate and respect the site context, the appearance and character of the existing host property and its surroundings. The use of predominantly timber materials to construct the outbuilding is considered suitable for the garden setting. It should also be noted that the extensive amount of existing vegetation and trees in the garden ensures that the outbuilding does not represent an over dominant feature within the site as it is significantly screened.

The outbuilding would take up only a small proportion of the rear garden with an internal footprint measuring approx. 20sqm. Given the max height of 2.5m and site coverage of the outbuilding, it would not significantly reduce the amenity value of the existing open space. Furthermore it is not considered that the use of the building for ancillary purposes to the main property would alter the fundamental character of the rear garden.

Due the scale and siting of the outbuilding, and its proximity to the neighbouring properties, it would not have an impact on the residential amenity of neighbouring properties in terms of loss of light, outlook or privacy.

In August 2016 it was reported to the LB Camden that an unauthorised timber outbuilding had been erected in the rear garden of the property (being investigated under EN16/0851). As the outbuilding is considered acceptable on policy grounds, the enforcement should be closed as it will benefit from planning permission.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

The property is not located within a conservation area, the building is not listed nor within the setting of a listed building.

As such, the proposal is in general accordance with Policies D1 and A1 of the

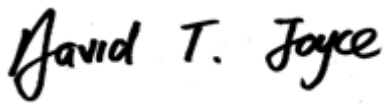
Camden Local Plan 2017, and Policies 2 and 17 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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
Director of Regeneration and Planning