

Mr Neil Quinn
Flat 4, 36 Coolhurst Road
London
N8 8EU

Application Ref: **2017/5651/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

7 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
16 Thurlow Road
London
NW3 5PL

Proposal: Removal of existing outbuilding and erection of single storey outbuilding in rear garden.

Drawing Nos: NLA205 01, NLA205 02, NLA205 03 Revision A, NLA205 04, NLA205 05, NLA205 06, NLA205 07, NLA205 08, NLA205 09 Revision A.

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 policy D1 and D2 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:

NLA205 01, NLA205 02, NLA205 03 Revision A, NLA205 04, NLA205 05, NLA205 06, NLA205 07, NLA205 08, NLA205 09 Revision A.

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

- 4 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of Flat 1, No. 16 Thurlow Road and shall not be used as a separate independent use.

Reason: To ensure that the outbuilding is not used for unauthorised purposes and that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on street parking pressure etc, in accordance with policies G1, A1, T2 and H1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the relevant works, full details in respect of the living roof indicated on the roof of the proposed outbuilding shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 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 scale and design of the proposal is considered to proportionate and would respect the appearance and character of the existing site context, the host property and its surroundings. The proposed timber material is considered suitable for the garden setting.

The outbuilding would take up a relatively small proportion of the rear garden with an overall floor space of approximately 20sqm, leaving approximately 200sqm of amenity space at the rear. Given its modest height of 2.5m, flat roof design, and site coverage, it is not considered to 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. A condition is imposed to ensure that the building is used as intended and not as a separate self-contained residential or business unit.

The modest height and overall scale of the proposed outbuilding would reduce the impact of the proposal along the shared boundaries with adjoining properties no. 15 Thurlow Road and Pavillion Court. Due to the above and the proposal's setback from neighbouring properties (over 20m from neighbouring rear elevations), it would not have a materially harmful impact on the residential amenity of neighbouring properties in terms of loss of light, outlook or privacy.

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.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

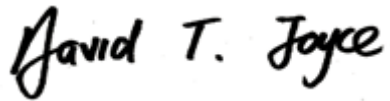
As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning