

Mr Anthony Thorpe  
17 Brunswick Place  
Rose Lane  
Biggleswade  
Bedfordshire  
SG18 0NG

Application Ref: **2017/5468/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974 **2598**

21 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Christie Court**  
**Russell Nurseries Estate**  
**Aspern Grove**  
**London**  
**NW3 2BX**

Proposal:  
Erection of replacement single storey shed in northern side garden.  
Drawing Nos: A-01 Rev. P2; A-11 Rev. P1; A-15 Rev. P1; A-21 Rev. P1; A-25 Rev. P1.

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 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 A-01 Rev. P2; A-11 Rev. P1; A-15 Rev. P1; A-21 Rev. P1; A-25 Rev. P1.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed single storey shed would replace the existing single storey outbuilding located on a 0.5m high platform in the north-east corner of the side garden of Christie Court. The existing sheet metal shed is considered to be an unsympathetic addition to the host building in design terms, and the simple design of the proposed timber shed is considered to be an appropriate replacement, which would remain subordinate to the host building in terms of form and scale and would respond well to its outdoor setting.

The proposed shed would not be visible from the public realm and the size of the outbuilding would not appear disproportionate to the scale of the side garden and would not therefore detract from its openness.

The maximum height of the proposed shed would be 0.2m higher than the existing outbuilding at 2.5m, including the height of the existing platform. As such, the proposed shed would not have a detrimental impact on the residential amenity of surrounding properties in terms of a loss of daylight, sunlight, 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.

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

- 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.

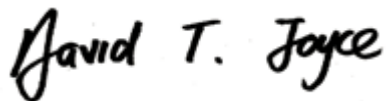
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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