

Application ref: 2017/6917/P
Contact: Ben Farrant
Tel: 020 7974
Date: 27 February 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Just Plans Ltd
46a Keymer Road
Hassocks
BN6 8AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 4 Bulbarrow
Abbey Road
London
NW8 0AY

Proposal:
Erection of an outbuilding in rear garden, for use incidental to the use of the host property
Drawing Nos: Existing_and_Proposed_Plans-2017-10-23_Rev.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 The development hereby permitted shall be carried out in accordance with the following approved plan: Existing_and_Proposed_Plans-2017-10-23_Rev.A.

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

- 3 The outbuilding hereby approved shall remain ancillary to the use of the main property (Flat 4, Bulbarrow, Abbey Road, NW8 0AY) and shall not be used as separate residential accommodation, business premises or similar non-ancillary use.

Reason: In order to protect the residential amenities of neighbouring occupiers in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Proposed is a single storey outbuilding in the rear curtilage of the property. The outbuilding would have a height of 2.5m to the flat roof, with a depth of 3.1m and width of 4.8m (12sq. m internally, 14.88sq. m externally). The outbuilding would be finished in timber.

It is acknowledged that this application has been submitted following an enforcement notice for a larger previously existing outbuilding (Ref: EN17/0713). The applicant has since removed the outbuilding (confirmed 16/11/2017). The applicant has reduced the scale of the outbuilding by approximately 36% from the previous outbuilding in accordance with advice from Planning Enforcement Officers.

The property is not sited within a conservation area, and is within an area of a modern design; there are no nearby listed buildings or heritage assets which would be impacted as a result of the works.

The outbuilding is considered to be, on balance, of an acceptable siting, scale and design, being clearly ancillary in its nature. The outbuilding would serve to maintain the character and appearance of the property and surrounding area, causing no undue harm to it. As such it is considered acceptable in design terms.

In determining this application, it is noted that whilst the proposed outbuilding is 0.2m from the boundary, given the distance from the rear elevation of the neighbouring property, 2.5m height of the proposal, orientation of the site (east facing, with the outbuilding positioned north-east of the adjoining neighbour), and site boundary treatment, this is considered to be acceptable in terms of residential amenity.

One objection was received on the grounds of its possible future use as living accommodation, with associated infrastructure strains and health and safety impacts. A condition has been placed on this approval to ensure its use is ancillary to the main property.

The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1 & A1

of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

- 2 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).

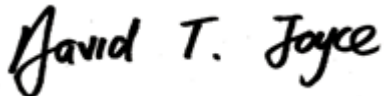
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's 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.

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