

Application ref: 2018/0781/P
Contact: Lisa McCann
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Date: 15 May 2018

Development Management
Regeneration and Planning
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Mr Raphael Sonabend
31 Platts Lane
London
NW3 7NN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
122 Flat 2 Leighton Road
London
NW5 2RG

Proposal: Erection of single storey outbuilding in rear garden

Drawing Nos: Site location plan, 180200009TGOS1 Sheet 1/1.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

Site location plan, 180200009TGOS1 Sheet 1/1.

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

- 3 The outbuilding hereby approved shall only be used for purposes ancillary to the residential use of Flat 2 number 122 Leighton Road.

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 onstreet parking pressure etc, in accordance with policies G1, A1, T2 and H1 of the London Borough of Camden Local Plan 2017.

Informatives:

1 Reasons for granting permission.

The outbuilding is located in the rear garden and is not visible from the public realm. The rear garden of the subject flat has a footprint of approx. 40sqm. The revised scale of the proposed outbuilding would take up a reasonably small proportion of the rear garden with an overall floor space of approx 10sqm, leaving approx. 30sqm of amenity space at the rear.

Given the modest scale 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. A condition is imposed to ensure that the building is used as ancillary to the residential flat.

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.

Due to the modest height of the outbuilding (2.5m) with a flat roof design and the existing boundary fencing to the rear of the application site, the proposed outbuilding would be significantly screened and not highly visible from neighbouring properties. Due to 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.

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.

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

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with 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).

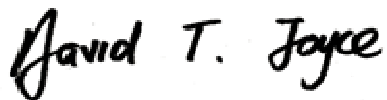
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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