

Application ref: 2018/1238/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 19 June 2018

Development Management
Regeneration and Planning
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Ecospace
Eurospace
5A/6A Iliffe Yard
London
SE17 3QA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**8 Downside Crescent
London
NW3 2AP**

Proposal:

Erection of an outbuilding in rear garden, for use incidental to the use of the host property

Drawing Nos: 1807.PL.01, 1807.PL.02, 1807.PL.03, 1807.DAS & BS5837 Arboricultural Impact Assessment by Tamla Trees Consulting Arborists dated April 2018

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 plans: 1807.PL.01, 1807.PL.02, 1807.PL.03, 1807.DAS & BS5837 Arboricultural Impact Assessment by Tamla Trees Consulting Arborists

dated April 2018.

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 (8 Downside Crescent, NW3 2AP) 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.

- 4 Prior to the first use of the outbuilding hereby approved, the 2no. south facing windows shall be made obscure glazed and non-opening; the windows shall remain as such in perpetuity.

Reason: In order to prevent unreasonable overlooking of no.6 Downside Crescent in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report dated April 2018 by Keiron Hart of Tamala Trees Consulting Arborists ref. 02873Rv2. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

Informative(s):

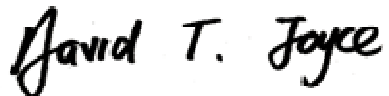
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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