

Application ref: 2018/2115/P
Contact: Stuart Clapham
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Date: 28 June 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Ecospace Studios
5A/6A Iliffe Yard
London
SE17 3QA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Rona Road
London
NW3 2HY

Proposal:
Erection of single storey rear garden outbuilding for ancillary residential use (Class C3).

Drawing Nos: 1812.PL.01 (Site Location Plan), 1812.PL.02 Rev. A, Design and Access Statement, Arboricultural report dated June 2018 by Robin Willott of Tamala Trees Consulting Arborists ref. 02906Rv2.

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: 1812.PL.01 (Site Location Plan), 1812.PL.02 Rev. A, Design and Access Statement, Arboricultural report dated June 2018 by Robin Willott of Tamala Trees Consulting Arborists ref. 02906Rv2.

Reason:

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

- 4 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 June 2018 by Robin Willott of Tamala Trees Consulting Arborists ref. 02906Rv2. 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 Reasons for granting permission.

The proposed outbuilding would measure 2.9m (L) x 4.6m (W) x 2.65 (H) and be located at the end of the garden to 1 Rona Road. It would extend approximately 1.1m higher than the boundary treatment to the northern and western elevations, and 0.8m higher to the southern elevation. The outbuilding's timber clad design is considered sympathetic to the context, while its location among mature trees would minimise its visual impact upon the gardenscape. The fenestration size, placement and design is considered appropriate for its rear garden setting, while timber framed windows are considered acceptable in a conservation area.

The scheme would have a potential impact on the root protection area of several mature trees in the rear garden of this and neighbouring properties. An arboricultural impact assessment has been submitted which adequately describes the tree protection measures to be taken during construction, which will be secured by planning condition.

A small amount of overlooking will be generated by the scheme to the ground floor rear outrigger of No. 3 Rona Road. This would however be largely obscured by the existing foliage, including a mature tree for which tree protection measures have

been included. As such, the proposal is not considered harmful to the privacy of neighbouring residential occupiers. No other aspects of the scheme are considered to harm the amenity of neighbouring residents.

No objections have been received following statutory consultation. The planning history of the site has been taken into account in making 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 s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the application is considered to be in accordance with policies D1, D2, A1 and A3 of the London Borough of Camden Local Plan 2017 and the Mansfield Conservation Area Appraisal and Management Plan 2008. It is also in general accordance with the London Plan 2016 and the National Planning Policy Framework 2012.

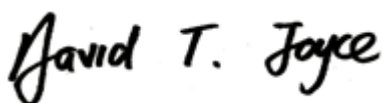
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning

