

Application ref: 2018/0732/P
Contact: Lisa McCann
Tel: 020 7974 1568
Date: 3 July 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

Ifor Rhys Ltd
Lower Barn 4 Blenheim Drive
Horspath
Oxford
OX33 1RY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**100 Flat 2 Fellows Road
London
NW3 3JG**

Proposal: Proposed erection of a single storey outbuilding in rear garden

Drawing Nos: 1746 pr200A, 1746 pr201, 1746 pr201, 1746 pr202, 1746 pr203B, Arboricultural Impact Assessment/Statement and Tree Protection Plan dated 29th January 2018, Design and Access Statement dated 6th February 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 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:

1746 pr200A, 1746 pr201, 1746 pr201,1746 pr202, 1746 pr203B, Arboricultural Impact Assessment/Statement and Tree Protection Plan dated 29th January 2018, Design and Access Statement dated 6th February 2018.

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

- 4 The outbuilding hereby approved shall only be used for purposes ancillary to the residential use of Flat 2 number 100 Fellows 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.

- 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 29th January 2018 by Gifford Tree Service entitled Arboricultural Impact Assessment/Statement and Tree Protection Plan. 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.

- 6 The windows hereby approved in the north and west facing elevations of the outbuilding shall be provided with obscure glazing and fixed so that they are non-openable at a height less than 1.7 metres above the finished floor level and shall be permanently maintained as such.

To safeguard the residential amenity of neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the relevant works, full details in respect of the living roof indicated on the roof of the proposed outbuilding shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]

iii. full details of planting species and density

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

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.
- 3 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 property has a footprint of approx. 130sqm. The scale of the proposed outbuilding would take up a small proportion of the rear garden with an overall floor space of approx 13sqm, leaving approx. 117sqm 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 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 or outlook. A condition is imposed to ensure that windows on the north and west facing elevations of the outbuilding shall be

provided with obscure glazing and fixed so that they are non-openable at a height less than 1.7 metres above the finished floor level in order to safeguard the privacy of neighbouring occupiers.

The tree protection measures submitted with this application are considered sufficient to demonstrate the safeguarding of existing trees on site. A condition is imposed to ensure that the proposed works are in compliance with the stated tree protection measures.

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.

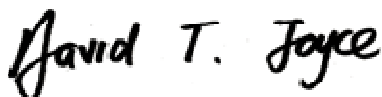
As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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