

Application ref: 2018/1966/P
Contact: Ben Farrant
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Date: 16 July 2018

Development Management
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Rooms Outdoor Ltd
14 Market Road
London
N7 9PW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

10C Greenaway Gardens
London
NW3 7DJ

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

Drawing Nos: Location Plan (unnumbered), C15027-1_Rev.4, C15027-2_Rev.4, C15027-3_Rev.4, C15027-4_Rev.4, C15027-5_Rev.4, C15027-6_Rev.3, C15027-9_Rev.3, Nature Mat Core Species specification document, Green Roof Management Recommendations document by Greenroof & BSi 5837 Report for Development by OMC Associates dated 30/03/2018

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: Location Plan (unnumbered), C15027-1_Rev.4, C15027-2_Rev.4, C15027-3_Rev.4, C15027-4_Rev.4, C15027-5_Rev.4, C15027-6_Rev.3, C15027-9_Rev.3, Nature Mat Core Species specification document, Green Roof Management Recommendations document by Greenroof & BSi 5837 Report for Development by OMC Associates dated 30/03/2018.

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 (10C Greenaway Gardens, NW3 7DJ) 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 commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report, method statement and tree protection plans ref.13152DCS180330 dated 30th March 2018 by Christian Sheldon of OMC Associates. 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.
- 3 Reasons for granting permission.

Proposed is a single storey outbuilding in the rear curtilage of the property. The outbuilding would have a maximum height of 2.49m, with a maximum depth of 4m and maximum width of 6.54m (5m for the main outbuilding, with 1.54m glazed greenhouse attached). The outbuilding and attached greenhouse would measure 23.31sq. m measured externally.

The property is within the Redington Frogna Conservation Area, two sets of semi detached properties exist on Oakhill Avenue to the north-west of the site.

The curtilage of the property measures 498sq. m, meaning the outbuilding occupies approximately just 4.6% of the footprint of the site. It is additionally acknowledged that the property itself has a footprint of 101sq. m, the outbuilding thereby representing 23.1% of the footprint of the host property. Given these factors, the proposal is considered to be of a scale which is considered ancillary to the main property. A condition has been included to ensure its use remains ancillary to the host building.

The outbuilding would be of a contemporary design finished with cedar cladding, aluminium and glazing, with a sedum roof. This material finish is considered to be acceptable and would not result in harm to the character and appearance of the area. It is further acknowledged that the outbuilding would not be immediately visible in public views, nor would it impact on views of the aforementioned nearby listed buildings.

Given the proposed dimensions of the outbuilding, coupled with its siting and distance from neighbouring properties, the proposal is considered not to result in undue harm to the residential amenities of neighbouring properties.

A Tree Report and details of the proposed sedum roof have been submitted with the application; these have been assessed by Camden Council's Trees and Landscaping team and have been found to be acceptable subject to the attached conditions.

No objections have been received following public consultation on the scheme. 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, D2 & A1 of the London Borough of Camden Local Plan (2017), 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

David T. Joyce

David Joyce
Director of Regeneration and Planning