

Application ref: 2017/7046/P
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Date: 19 October 2018

Development Management
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Adam Arya
26 Rochester Square
London
NW1 9SA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
27 Rochester Square
LONDON
NW1 9SA

Proposal: Erection of a single storey outbuilding for ancillary space to existing dwelling house (Class C3).

Drawing Nos: Design and Access Statement RevB (Revised 14/10/2018); Tree Report; Site Location Plan revA; [P_] 01 revC (14/10/2018), 02 revC (14/10/2018), 04 revC (14/10/2018), 05 revC (14/10/2018), 06 revC (14/10/2018), 07 revC (14/10/2018).

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: Design and Access Statement RevB (Revised 14/10/2018); Tree Report; Site Location Plan revA; [P_] 01 revC (14/10/2018), 02 revC (14/10/2018), 04 revC (14/10/2018), 05 revC (14/10/2018), 06 revC (14/10/2018), 07 revC (14/10/2018).

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

- 4 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of 27 Rochester Square and shall not be used as an independent planning unit at any point.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies G1, A1 and H6 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission:

Planning permission is sought for the erection of a single storey (with flat roof) garden building for ancillary space to existing dwelling house to replace an existing garden building in the rear garden that is in poor condition. The property benefit from an extensive garden amenity that would measure approximately 30-35m in length. The existing outbuilding covers an area of approximately 26sqm - projecting 3.4m away from the rear boundary wall. In comparison, the new structure would occupy a slightly larger area - approximately 40.5sqm and would project out into the garden by 5.5m. This increase in floor space is negligible and would have little impact on the loss of garden amenity. The height of the new building would also be increase to be level with rear flank of an existing outbuilding in the adjacent property on Camden Square. Made of bricks and timber frame windows, an asphalt flat roof with 3no skylight, the addition - despite its somewhat larger size - will still sit discreetly tucked away in the far end of the rear garden, flanked to the west by the very imposing rear elevation of No2b Camden Mews.

As such, the proposal, in terms of its size, design, location and material to be used is considered to be acceptable and would preserve the character and appearance of the host and adjacent buildings, conservation area and rear streetscape.

Due to the location of the development, an Arboricultural Report was requested and submitted. it was found to be acceptable by the Council's Tree Officer in terms of the limited impact of the scheme on surrounding vegetation.

The scheme has been revised considerably throughout the course of the

assessment and is now considerable acceptable. The purpose of an outbuilding is to be subordinate to the main property, not just in terms of size and bulk, but also in use - as ancillary. A condition has therefore been added to that effect stating that the outbuilding is used only for ancillary purposes.

The site's planning and appeal history has been taken into account when coming to this decision. Objections were received following the statutory consultations, concerns for which have been addressed above - creation of a new unit and loss of green amenity.

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 proposed development is in general accordance with policies A1, A2, A3, D1, D2, G1 and H6 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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 T. Joyce

David Joyce
Director of Regeneration and Planning