

Application ref: 2018/3074/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 13 December 2018

Development Management
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Martins Camisuli Architects
Unit 1
2A Oakford Road
London
NW5 1AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
23 Grafton Road
London
NW5 3DX

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

Drawing Nos: MC/187S(00)_01; MC/187S(00)_02 Rev. A; MC/187S(01)_01 Rev. B; MC/187S(01)_02 Rev. B; MC/187S(02)_01 Rev. D; MC/187S(02)_02 Rev. C; MC/187S(02)_03 Rev. C; MC/187S(02)_04 Rev. A; Site Location Plan; Design and Access Statement)prepared by Martin Camisuli, dated 26/09/2018).

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 policies 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 [MC/187S(00)_01; MC/187S(00)_02 Rev. A; MC/187S(01)_01 Rev. B; MC/187S(01)_02 Rev. B; MC/187S(02)_01 Rev. D; MC/187S(02)_02 Rev. C; MC/187S(02)_03 Rev. C; MC/187S(02)_04 Rev. A; Site Location Plan; Design and Access Statement)prepared by Martin Camisuli, dated 26/09/2018).

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear outbuilding would be located in the southern corner to the rear of the garden, and would replace a pre-existing shed which has already been removed. The outbuilding would be of a simple rectangular design, and following negotiation, the proposed materials have been amended to timber cladding with an aluminium edge trim to all sides and double glazed aluminium framed doors to the eastern elevation, which is considered appropriate for its garden setting. It would be constructed above an existing concrete platform measuring 0.1m in height, which would give the outbuilding an overall height of 2.5m to the top of the flat roof. The outbuilding would not be visible from the public realm and the size of the outbuilding would not appear disproportionate to the scale of the garden.

The rear garden has an area of approximately 68sqm and the proposed outbuilding would occupy 8sqm of this. As such, it is considered that the proposed outbuilding would retain the general feeling of openness of the rear garden, and respect and preserve the design and proportions of the host building and the character and appearance of the Inkerman Conservation Area.

Although the proposed outbuilding would be located within close proximity of two mature trees, the Council's Tree Officer has confirmed that the proposal would not impact on these trees given the proposed location of the outbuilding on top of an existing concrete platform. As such, the submission of a tree assessment is not required.

Given the size of the proposed outbuilding and its proposed location to the rear of the garden, it is not considered that it would not have a detrimental impact on the residential amenities of neighbouring properties in terms of loss of daylight, sunlight, outlook or privacy.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2018.

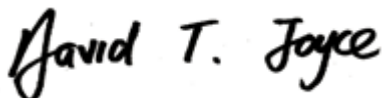
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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