

Application ref: 2018/5637/P
Contact: Gavin Sexton
Tel: 020 7974 3231
Date: 24 December 2018

Development Management
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PPM Planning Limited
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Camden Garden Centre
2 Barker Drive
London
NW1 0JW

Proposal: Erection of canopy to cover part of garden centre plant area.

Drawing Nos: Location plan LP01 revB; Existing plans and elevations GA-02 revB; Proposed plan and elevations GA-01 revB; Email from Peter Hulatt re materials 26th November 2018; Cover letter dated 06/11/18 from PPM Planning; Technical Spec Opal Fabric.

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 drawings/supporting documents:

Location plan LP01 revB; Existing plans and elevations GA-02 revB; Proposed plan and elevations GA-01 revB; Email from Peter Hulatt re materials 26th November 2018; Cover letter dated 06/11/18 from PPM Planning; Technical Spec Opal Fabric.

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

Informative(s):

1 Reasons for granting permission

The proposals are to erect a lightweight canopy covering part of the external garden centre plant area. The submission notes that it would be a specialist canopy with light corrective covering which will enable plants to thrive without bolting or wilting and will help provide resilience to the Garden Centre from the serious adverse effects of the weather on its business.

The proposals would be 28m long and 7.3m wide. The canopy would be 5m tall at the highest point (3m to the eaves) adjacent to the garden centre building but due to the sloping site this would fall to 4.2m (and 2.7m respectively) at the far end of the structure. The galvanised steel base structure would support glulam timber arches and the protective fabric cover. The cover, made of fire retardant self-cleaning polyester-based cloth, is designed for longevity and low maintenance and would be the most visible element of the proposals. The uprights would be timber clad to soften the appearance of the steel. Overall the design and form of the canopy is consistent with the character and appearance of structures commonly found in garden centres and would be in keeping with its location and use.

The site is not in a conservation area nor does it border one however the building itself is identified on the Camden Local List as being of local heritage significance and so the potential impact of the development on the appearance and significance of the building is a planning consideration, under policy D2. The site also adjoins the designated Elm Village Public Open Space, requiring consideration under policy A2 part c which resists development which would be detrimental to the setting of designated open spaces. The canopy would be set apart from the main building by an existing steel canopy which covers the side entrance. It would also be lower than the existing canopy and would not compete with it in form or character. The new canopy would be only marginally visible from within the public open space, due to the high boundary fence and the tree canopy. Overall the development would preserve character of the locally listed garden centre building and setting of the adjoining designated open space.

The site does not adjoin any residential properties and the development would have no significant impact on the amenity of neighbours from the perspectives of daylight/sunlight/outlook or privacy. The canopy would be used to cover an area of plants which are on sale and would be ancillary to the existing use of the garden centre. It is considered unlikely therefore, that it would give rise to general amenity concerns arising from noise or other disturbance from people

congregating.

The proposals would preserve the non-designated locally listed building in accordance with the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As a lightweight modular structure the erection of the proposals would not give rise to construction concerns or other highways related issues. No responses were received during the consultation period.

Given the above assessment, the proposed development is in general accordance with policies A1, A2, D1 and D2 of the Camden Local Plan (2017) and the National Planning Policy Framework (2018).

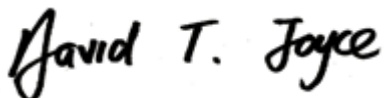
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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