

Application ref: 2018/2620/P
Contact: Ben Farrant
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Savills
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Barrow Hill Reservoir
St Edmund's Terrace
London**

Proposal: Erection of single storey ancillary welfare building.

Drawing Nos: SLP1, SP1_Rev.B, STACK-10141_Rev.B (Proposed Elevations), STACK-10141_Rev.B (Proposed Floor Plan), STACK-10141_Rev.B (Proposed Elevations(2)), STACK-10141_Rev.B (Cladding Specification).

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: SLP1, SP1_Rev.B, STACK-10141_Rev.B (Proposed Elevations), STACK-10141_Rev.B (Proposed Floor Plan), STACK-10141_Rev.B (Proposed Elevations(2)), STACK-10141_Rev.B (Cladding Specification).

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

- 3 The welfare building hereby approved shall not be used for any purposes other than as ancillary to the operation of the Barrow Hill Reservoir.

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.

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 site is located to the north of St. Edmunds Terrace, and comprises of an area primarily of hardstanding used as access/parking/maintenance for the reservoir. The boundary fronting St. Edmunds Terrace is relatively densely vegetated with some mature planting. Whilst the site to the rear is designated as Open Space and Metropolitan Open Land, the site itself is not; it is not within a conservation area and there are no nearby listed buildings.

The proposed development is for the provision of welfare facilities (W.C, kitchenette and office) which are required in association with the ongoing management and operation of the site. The plans have been amended since the original submission to reduce the scale of the building to measure 5m (L) x 3m (W) x 3m (H).

The proposed ancillary building would be located outside of the designated Open Space and Metropolitan Open Land, outside of a conservation area, and would operate as an ancillary building to support the ongoing function of the reservoir (and associated water infrastructure). As such, the land use of the site would remain unchanged and the proposal is deemed to be acceptable in principle.

The building would have a simple form, characteristic of ancillary welfare buildings, but softened in appearance by the timber cladding. By reason of its siting, it would be a discrete addition, behind the relatively densely vegetated front boundary. Whilst the building would in part be publically visible, it would not serve to detract from the character and appearance of the area, where it would be read as part of this existing hard landscaped servicing area to the reservoir. The siting, scale and design of the building are therefore all considered to be appropriate and would not result in harm to the character or appearance of the site or surrounding area.

Given the separation distance to surrounding properties, the proposal is considered to be acceptable in terms of its impact on privacy, outlook, sunlight, daylight, overshadowing, artificial light levels, noise, and vibration.

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.

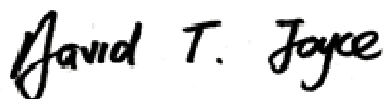
As such, the proposed development is in general accordance with policies D1 & A1 of the London Borough of Camden Local Plan (2017), the London Plan (2016), and the National Planning Policy Framework (2018).

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

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