

Application ref: 2018/4402/P
Contact: David Peres Da Costa
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Date: 23 January 2019

Development Management
Regeneration and Planning
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Atelier Baulier
68 Princess May Road
Hackney
LONDON N16 8DG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**81 St Augustine's Road
London
NW1 9RR**

Proposal:

Erection of garden pavilion at rear of garden.

Drawing Nos: 00A; 00B; 001; 002 rev C; 101 rev C; 102 rev C; 201 rev D

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: 00A; 00B; 001; 002 rev C; 101 rev C; 102 rev C; 201 rev D

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

- 3 Prior to commencement of development, full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance;
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
 - iii. full details of planting species and density

The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the end of the next available planting season, replacement tree planting for 2 trees shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission

The scheme was revised in response to comments from the CAAC and consequently the CAAC withdraw their objection. The pavilion would be square and would measure 4.6m wide with a height of 3.02m with a green roof and a skylight. The size of the pavilion is proportionate to the size of the garden and the proposed outbuilding would still allow the retention of the majority of the garden. The location of the pavilion at the rear of the garden would be appropriate. The timber cladding (pre-treated Russwood Scotlarch) and green roof would be sympathetic to the garden setting.

The pavilion would have minimal impact on neighbouring amenity in terms of overlooking and overshadowing. The proposal was revised to remove the glazed side panels and the agent has confirmed that there would be no openable panels on the side elevation. In addition, a black out blind to the fixed rooflight would address any concerns relating to light pollution issue.

There is an existing mature tree at the rear of the garden which would need to be removed. Consent for the removal of this tree and one other (1 x Norway Maple and 1 x Cherry) in the rear garden of this property has been given 02/01/2018 (2017/6762/T). The replacement of the trees would be made in

conjunction with the build of the new pavilion. A condition would be included requiring details of the trees to be provided.

The planning and appeal history of the site has been taken into account when coming to this decision. The only objection received (from the CAAC) was withdrawn.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2, A3 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

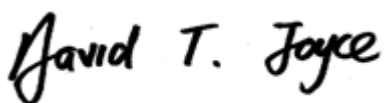
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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