

Application ref: 2018/0905/P  
Contact: Tony Young  
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Date: 6 June 2018

**Development Management**  
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Mr Zachary Scott  
Flat 2  
112 Greencroft Gardens  
LONDON  
NW6 3PH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 2**  
**112 Greencroft Gardens**  
**LONDON**  
**NW6 3PH**

Proposal:

Erection of a single storey outbuilding in rear garden for ancillary residential purposes.

Drawing Nos: Site location and block plans; (EP.18031\_)01, 02.A, 03.A, 04.A, 05.A; unnumbered drawing titled 'Foundation Detail 2'; Method Statement received 23/05/2018; Email from applicant received 23/05/2018.

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: Site location and block plans; (EP.18031\_)01, 02.A, 03.A, 04.A, 05.A; unnumbered drawing titled 'Foundation Detail 2'; Method Statement received 23/05/2018; Email from applicant received 23/05/2018.

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 Flat 2, 112 Greencroft Gardens and shall not be used as a separate independent Class C3 dwelling or Class B1 business use.

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 Reasons for granting permission:

The proposal involves the erection of a single storey outbuilding in rear garden for ancillary residential purposes. The external dimensions of the outbuilding are 4.7m wide x 5.3m deep x 2.5m high from ground level. The flat roof would slope downwards slightly towards the north and the structure would sit within 40-50cm from the side and rear boundaries. The structure would be timber framed and clad in composite and redwood vertical slats with black powder coated aluminium door and window frames, and would sit on a number of concrete pads set approximately 75mm below the ground level surface.

The addition of the proposed outbuilding (with a total floor area of approximately 25sqm) within a total rear garden area of approximately 125sqm, would amount to a relatively small cumulative total of garden space occupied by the proposed structure (approximately 20%). The remaining available garden area would be approximately 100sqm and is considered to be more than a reasonably sized rear garden space such that the open character of existing natural landscaping and garden amenity would continue to be maintained.

It is noted that several approved outbuildings occupy the rear gardens in both Greencroft and Canfield Gardens, a number of which are of comparable size or larger, and which could be considered characteristic of the large rear garden spaces of properties within this locality.

Existing wooden fences on each side and at the rear, including an existing outbuilding in the rear garden of no.114, are considered to provide adequate screening for the proposed 2.5m high structure. Given that private views are limited

because of this and there are no views from within the wider public realm, as well as, the significant distance that the proposed outbuilding would be away from the nearest residential properties (approximately 16m), the outbuilding would not be visually prominent.

It is therefore considered that the location, footprint and scale of the outbuilding would be visually subordinate to the host garden and would be acceptable in the context of this large residential garden space. The design and materials are also considered to be sensitive to the special qualities of the host building and in keeping with the open nature at the rear, and would respect the character and appearance of the neighbouring buildings and wider South Hampstead Conservation Area.

Given the outbuilding's position towards the rear of the garden and its distance away from the nearest residential properties, it is not considered that the proposals would be overbearing or result in any significant sense of enclosure, nor have any adverse impacts on levels of outlook or overlooking to either neighbours or existing and future occupiers of the host property. Any possible light spillage from the proposed doors and windows is also considered to be small and no significant change in footfall is expected between the main house and the outbuilding given the fact that this area already actively used. As such, the proposal is not considered to cause harm to neighbouring amenity in terms of outlook, overlooking, light-spill, loss of sunlight/daylight, or increased sense of enclosure and/or noise.

It is noted that there is a Tree Preservation Order on a False Acacia (ref. C740). However, this is located in the front garden of the property, and as such, is not affected by the proposals. Furthermore, the information submitted is considered sufficient to demonstrate that any nearby trees will not be adversely affected by the proposals as the proposed scheme involves only minor excavation works within the root protection areas. The degree of encroachment in these areas is minimal and will be undertaken by hand with any significant roots (those over 25mm in diameter in line with BS5837:2012) to be retained. As such, the impact of the scheme on any nearby trees is considered acceptable.

The application does not include a sedum or green roof as part of the proposals. The applicant has stated that the shallow slope and design of the roof would likely result in invasive plant growth, as well as, create drainage and water retention issues that would prevent plant species present in any sedum or green roof from thriving or being adequately maintained. The Council's Tree Officer shares this view, and in this instance, it is accepted that a sedum or green roof is not suitable for this development.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals. One response was received from a neighbour at the rear of the property in Canfield Gardens with comments that have been brought to the attention of the applicant and are summarised in the associated consultation summary.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hampstead 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 proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

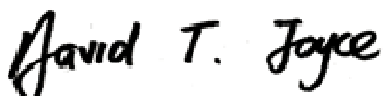
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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