

Application ref: 2019/0596/P
Contact: Matthew Dempsey
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Date: 30 May 2019

Development Management
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Nicholas Lee Architects Ltd.
34A Rossllyn Hill
Hampstead
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NW3 1NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

69 St Augustine's Road
London
NW1 9RR

Proposal: Erection of rear garden pavilion building (Revised scheme).

Drawing Nos: Site Location Plan 01-OS, Existing plans: 01-EP, 01-ES. Proposed Plans: 02-OS, 01-AP, 02-AP, 01-AE, 01-AS. Design and Access Statement. Icopal Green Roof System.

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: Site Location Plan 01-OS, Existing plans: 01-EP, 01-ES. Proposed Plans: 02-OS, 01-AP, 02-AP, 01-AE, 01-AS. Design and Access Statement. Icopal Green Roof System.

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

- 4 The ancillary accommodation hereby approved shall only be used for purposes incidental to the residential use of 69 St Augustine's Road and shall not be used as a separate independent dwelling.

Reason: To ensure that the future occupation of the outbuilding does not adversely affect the amenity of immediate area by reason of noise, traffic congestion and excessive on-street parking, in accordance with policy A1, A4 and T2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the end of the next available planting season, replacement tree planting 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 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The living 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 G1, CC1, CC2, CC3, D1, D2 and A3 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 proposed garden pavilion would measure 2.8m in height, have a depth of 4.2m and a width of approximately 6.4m. It would be constructed using a timber frame with timber boards arranged horizontally built upon timber joists to maintain existing natural drainage. Double doors would provide access to the main internal space with two modest anterooms accessed off this space.

There will also be a garden store incorporated within the overall structure, accessed via an external timber door adjacent to the main double doors, built flush with the wall.

All pavilion fenestration will be metal framed. The windows facing the southwest shall include obscured glazing to prevent any overlooking to neighbouring properties. Given the applicant has demonstrated the nearest neighbouring window is over 24m from these windows, it is not a matter of great concern, however; obscured glazing has been specified and has satisfied concerns raised by the Conservation Area Advisory Committee during consultation.

There is an existing high hedge of conifers 2/3rds of the way down the garden of the host property. This provides a shield to mask the proposed pavilion from view and the location is considered well suited for the proposal.

It is noted that a tree will require removal as part of the development, and some concern was raised about this during consultation, however; the applicant has offered to plant a suitable replacement as part of the work to the satisfaction of the Council Tree Officer. Additionally the proposal includes the installation of a biodiverse roof to mitigate loss of permeable garden space. Conditions have been attached to ensure that this is adhered to during the construction process of the development.

The erection of the pavilion is not considered to cause harm to the character and appearance of the host property, the wider conservation area or the amenity of neighbouring occupiers.

The site's planning history has been taken into account when coming to this decision and consultation responses duly considered.

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, A2, A3, G1, CC1, CC2, CC3, T2, D1 and D2 of the Camden Local Plan 2017, the London Plan 2018, and the National Planning Policy Framework 2019.

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 2019.

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, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer