

Application ref: 2019/1411/P
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Date: 4 July 2019

Development Management
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David Scott Architects
29 Sarre Road
London
NW2 3SN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Westbere Road
London
NW2 3SR

Proposal: Extension of existing garden room/ store.

Drawing Nos: Site Location Plan, DS/582 SO 01 & SO 02, DS/582 PRO 01a & PRO 02a.

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 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, DS/582 SO 01 & SO 02, DS/582 PRO 01a & PRO 02a.

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 2 Westbere 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 and policy 2 and 7 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

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 host property sits on the corner junction of Westbere Road itself, and Sarre Road. It is not listed or within a conservation area, however; it is in a prominent position and immediately visible in approaches from Mill Lane to the south.

Formerly used as accommodation for the Metropolitan Police Force, as a slight quirk of this former use; the garden has a small subterranean bunker within it, however; this is not affected by the proposal to be considered here.

The property has an existing outbuilding/ store separated from the main house and adjacent to the boundary facing Westbere Road. The existing structure measures, 2m x 2.7m in length/ width and 2.2m in height with flat felt covered

roof.

Planning permission is sought to extend the existing outbuilding to a length of 4.7m, maintaining the width of 2.7m and introducing a slightly sloped roof which will be approximately 2.7m at the highest point, toward the main house and approximately 2.2m where it abuts the Westbere Road boundary wall.

A set of double doors shall be installed to face North East towards the main house, and a further set installed facing South East toward the garden.

The extended outbuilding walls shall be constructed from brick to match the existing structure, with timber painted windows and doors. The roof shall be covered in anthracite fibreglass laid over wood rolls to simulate a lead finish.

In order to construct the extension, a tree within the host garden may need to be felled, however; the applicant has confirm that they will plant a replacement tree in this event.

A condition restricting the use of the garden room as a separate dwelling has been added to this decision to ensure this development has no impact on local amenity.

The extension of the outbuilding/ store room is not considered to cause harm to the character and appearance of the host property, the rear garden or the amenity of neighbouring occupiers.

The proposed outbuilding by virtue of its small scale and design is considered to be subordinate to the host property and rear garden area and would not appear uncharacteristic within the local area. The outbuilding would not detract from the character of the host property in terms of its size, design or materials. This modest extension would only take up a small proportion of the existing garden area. The proposed extension to the existing outbuilding is therefore considered acceptable.

The planning history of the site has been taken into account. No objections were received prior to the determination of this application.

As such, the proposed development is in general accordance with policies D1 and A1 of the Camden Local Plan 2017 and Policies 2 and 7 of the Fortune Green and West Hampstead Neighbourhood Plan (2015). The proposed development also accords with the London Plan 2016 and 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