

Application ref: 2019/2764/P
Contact: Rachel English
Tel: 020 7974 2726
Date: 1 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Homestead Timber Buildings
Wyndham House
Lupton Road
Hithercroft Industrial Estate
Wallingford
OX10 9BT
Oxon

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**5 Wedderburn Road
London
NW3 5QS**

Proposal:

Erection of single storey timber outbuilding at rear for use as a potting shed (to replace existing potting shed)

Drawing Nos: Site location plan, site plan, Design Layout Plan issue 1 dated 21.5.19 and Design and Access statement

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: Site location plan, site plan, Design Layout Plan

issue 1 dated 21.5.19

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

Informative(s):

1 Reasons for granting permission.

The proposed outbuilding would measure 2.1 metres x 3 metres and have a maximum height of 2.44m. It would be located at the rear of the garden and located away from the listed building. It would be of an appropriately small size, retaining a reasonable proportion of garden space and use appropriate timber materials for its garden setting. The location of the outbuilding in the rear garden would mean it has no impact on the streetscene as it would not be visible from the public realm. The proposal would not harm the character and appearance of the Hampstead Conservation Area or the Grade II listed building.

The building would have no impact on the amenity of neighbouring residential occupiers in terms of loss of light or loss of privacy.

No responses have been received following the statutory consultation. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and 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 A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

- 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 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer