

Application ref: 2019/2220/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 12 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Lee Fenton Planning Services
Carrfield
Ingol Lane
Hambleton
FY6 9BJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
162 Goldhurst Terrace
London
NW6 3HP

Proposal: Erection of timber framed garden room to rear.

Drawing Nos: Site Location Plan, Existing and Proposed Plans (Rear Garden),
Proposed Elevations & Floor Plan LF/MC/3423b, Method Statement (Sedum Roof).

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 Plan, Existing and Proposed Plans (Rear Garden), Proposed Elevations & Floor Plan LF/MC/3423b, Method Statement (Seedum Roof).

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 the host property, and shall not be used as a separate independent dwelling or alternative use.

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 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 Reasons for granting permission:

Planning permission is sought for the erection of a timber framed garden room with sedum roof. The building would measure 7m x 4m with a flat roof at a height of approximately 2.7m.

The garden room itself shall be approximately 5m x 4m with an additional garden store built within the 7m x 4m footprint. The store would be approximately 1.8m x 1.4m. The roof would overhang a small decked area to the front right of the building.

Powder coated black aluminium framed windows would be installed facing towards the host property. The elevation facing the host property would be clad in solid grey Larch wood, with side and rear elevations finished in particle board, a sample of which has been provided by the applicant to the satisfaction of the Council's Conservation Officer.

The outbuilding would be set in from all boundaries by a minimum of 500mm, to ensure the new structure is not overly dominant in the garden space, it would also allow for ease of access for maintenance of the building, and to maintain a wildlife corridor to promote local biodiversity.

A sedum roof would be installed prior to first occupation to ensure permeable surface is maintained within the garden and to improve the outlook from neighbouring properties in longer views. This would also create habitats and feeding opportunities for birds, bats and invertebrates.

The development does not include the loss or damage to any existing trees on site. The proposed outbuilding would be situated within close proximity to neighbouring trees to the north. However as the outbuilding would be situated on top of screw piles no excavations or foundations would be necessary, and the garden plan provided demonstrates that these screws would fall outside of the designated root protection area, so any neighbouring trees would not be harmed by the proposed structure.

Given the siting, scale and design of the garden room as well as existing boundary fencing to the rear and sides, the proposed outbuilding would not result in any loss of daylight, outlook or privacy to the neighbouring occupiers.

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

The outbuilding would not detract from the character of the host property in terms of its size, design or materials.

One objection was received to the initial scheme in relation to the proximity to neighbouring boundaries, however; the proposal was revised to reduce the scale and bring the structure in from the sides and rear to leave a minimum of 500mm gap. The objection has since been withdrawn.

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 proposed outbuilding is therefore considered acceptable. The planning history of the site has been taken into account when coming to this decision.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and National Planning Policy Framework 2019.

- 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', written in a cursive style.

Daniel Pope
Chief Planning Officer