

Application ref: 2019/0946/P  
Contact: Ben Farrant  
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Date: 2 September 2019

**Development Management**  
Regeneration and Planning  
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Ms Nicole Scott  
2B Gillies Street  
London  
NW5 4DL

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat B**  
**2 Gillies Street**  
**London**  
**NW5 4DL**

Proposal:

Erection of an outbuilding in rear garden, for use incidental to the use of the host property.  
Drawing Nos: Location Plan (unnumbered) & GS2B.ga01\_Rev.A.

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: Location Plan (unnumbered) & GS2B.ga01\_Rev.A.

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

- 3 The outbuilding hereby approved shall remain ancillary to the use of the main property (Flat B, 2 Gillies Street, NW5 4DL) and shall not be used as separate residential accommodation, business premises or similar non-ancillary use.

Reason: In order to protect the residential amenities of neighbouring occupiers in accordance with policy A1 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.

Proposed is a single storey outbuilding in the rear curtilage of the property. The outbuilding would have a maximum height of 2.5m, maximum depth and width of 4.2m, and would be set in 500mm from the side and rear boundaries. It would have an external footprint of 17.6sq. m with a contemporary design comprising a flat roof, large format glazing and cedar cladding. The property is not within a conservation area, nor is it a listed building, and there are no listed buildings within the vicinity.

The garden of the property measures 50sq. m, meaning the outbuilding occupies 35% of the footprint of the garden. Whilst this is proportionately a relatively large area, given the overall small scale of the building (with an external footprint of 17.6sq. m), proportions of the outbuilding, set in from the side and rear elevations, and surrounding context with outbuildings within the vicinity, this is considered to be acceptable on balance. A condition has been included to ensure its use remains ancillary to the host building.

The outbuilding would be of a contemporary design finished with cedar cladding and glazing. This material finish is considered to be acceptable and would not result in undue harm to the character and appearance of the area. It is further acknowledged that the outbuilding would not be immediately visible in

public views, nor would it impact on the character or appearance of the surrounding area.

Given the proposed dimensions of the outbuilding, coupled with its siting, set in from the boundaries of the site, and distance from neighbouring properties, the proposal is considered would not result in undue harm to the residential amenities of neighbouring properties. Given the height of the proposed north facing window, it is considered not to result in unduly harmful levels of overlooking to no. 3 Gillies Street.

One letter of support was received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1 & A1 of the London Borough of Camden Local Plan (2017), the London Plan (2016), 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', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer