

Application ref: 2019/3394/P  
Contact: Alyce Jeffery  
Tel: 020 7974  
Date: 24 September 2019

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

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Celia Hodgson  
Green Retreats Ltd  
Hangar 4  
Westcott Venture Park  
Aylesbury  
HP18 0XB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**  
**7 Platt's Lane**  
**London**  
**NW3 7NP**

Proposal: Erection of a rear outbuilding.

Drawing Nos: Design and Access Statement; Location Plan; Block Plan; Proposed Plans 181200124TG0S2; CGI illustration.

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;

Design and Access Statement; Location Plan; Block Plan; Proposed Plans

181200124TG0S2; CGI illustration.

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

Informative(s):

1 Reasons for granting permission.

The subject site is located on the western side of Platt's Lane. Flat 1 occupies the lower ground floor of the four storey semi-detached property (including lower ground floor and loft accommodation) as well as the rear garden area which can be accessed from the house and via a separate gated access to the side of the property.

The site does not contain a listed building nor is it located in close proximity to any, however the site is located within the Redington Frogal Conservation area.

The size, scale and bulk of the proposed structure are considered to be acceptable owing to the moderate rear garden. The proposed measurements would be 4.2m wide x 3.1m deep x 2.5m high. The position of the outbuilding in the rear corner of the garden would be set away from the site boundaries to ensure that it would not impact on the ability to have mature planting on the boundaries which is characteristic of the area.

The outbuilding would be constructed of timber and feature double glazed aluminium framed sliding doors to the front, and a small side facing (north) window. The materials are considered acceptable and would not harm the character or appearance of the conservation area. There are several examples of timber sheds and outbuildings in the local area and as such, the proposed outbuilding would not be out of keeping with the pattern of garden development in the vicinity of the site and would conserve and enhance the character and appearance of the Redington Frogal Conservation Area.

Given the proposed position, height and location of the windows/doors on the proposed structure it is considered that the development would not have an adverse impact on the amenity of the neighbouring properties in terms of privacy, overlooking or daylight.

One comment was received following consultation, the Hampstead CAAC queried the excessive size of the structure and the side facing windows/doors. The size of the structure was reduced in size following officer recommendations; it is now considered to be of an appropriate size and is consistent with similar adjoining property outbuildings. Neighbouring amenity is not considered to be impacted by the proposed side facing windows owing to the location of the structure together with screening from the existing boundary treatment and mature vegetation.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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