

Application ref: 2019/3718/P
Contact: Nathaniel Young
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Date: 4 October 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Alitex Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
58A Redington Road
London
NW3 7RS

Proposal: Erection of greenhouse in rear garden and replacement boundary fence

Drawing Nos: VTF 5650/T Sheet 1 of 2 Rev A & VTF 5650/T Sheet 2 of 2 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 VTF 5650/T Sheet 1 of 2 Rev A & VTF 5650/T Sheet 2 of 2 Rev A.

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

- 3 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of No. 58A Redington Road and shall not be used as a separate independent Class C3 dwelling or Class B1 business use.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies G1, A1 and H6 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed outbuilding would be of an acceptable design, scale and siting. Measuring approximately at 7.0m (w) x 4.0m (d) x 3.3m (h), it would be subordinate to the main dwelling house in terms of bulk, mass, height and footprint. It would appropriately be made up of lightweight materials typical of a garden outbuilding which would complement its garden setting. It would be positioned to the rear of the subject property's garden, not visible from the street scene or the wider conservation area given the depth of the rear gardens and dense foliage. The proposed boundary fence is considered acceptable in terms of its size and siting and materials used. Appropriately, it would replace the existing boundary fence, measure at approximately 1.8m in height and would be made up of vertical timber slats.

It is not considered that there would any significant detrimental impact to residential amenity. In terms of light and outlook, the proposed outbuilding and boundary fence would not be sited in close proximity to any neighbouring habitable rooms. In terms of noise and disturbance, the outbuilding's use would be strictly ancillary to the main dwelling house, it would be solely accessed through the rear garden of No. 58A Redington Road and would not contain any noise generating plant or extract equipment. Ancillary use is to be secured by way of a condition.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

- 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 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.
- 4 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.

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



Daniel Pope
Chief Planning Officer