

Application ref: 2019/3856/P
Contact: Nathaniel Young
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Date: 17 October 2019

Development Management
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Mark Trebilcock RIBA
Chapel Farm
Woodbridge Road
BREDFIELD
IP13 6AW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Tasker Road
London
NW3 2YB

Proposal: Erection of front pergola for parked car

Drawing Nos: 311.01.01, 311.01.02, 311.01.03, 311.01.04, 311.02.12, 311.02.13, 311.02.14 & 311.02.15

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: 311.01.01, 311.01.02, 311.01.03, 311.01.04, 311.02.12, 311.02.13, 311.02.14 & 311.02.15

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

Informative(s):

1 Reasons for granting permission:

The proposed pergola would be of an acceptable design, scale and siting. Measuring approximately at 6.2m (d) x 4.5m (w) x 2.4m (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 timber beams and louvres (Siberian Larch) typical of a garden structure which would complement its garden setting. It would be positioned to the front of the subject property but would only be marginally visible through restricted views from the street scene. As such, it is considered that the proposed development would not be visually obtrusive and would not detract from the character and appearance of the subject property or wider conservation area in accordance with Policies D1 and D2 of the Camden Local Plan 2017.

In terms of transport, the proposed pergola would sit above an existing, private, off-street, dedicated parking space which serves only the subject property. No new parking spaces, access arrangements or vehicle crossovers would be created as a result of the proposal. As such, it is not considered that there would be any detrimental impact to highways and transport in accordance with Policy T2 of the Camden Local Plan 2017.

In terms of residential amenity, the proposed pergola would not be sited in close proximity to any neighbouring properties and would involve no change in the use or number of occupants of the subject property. As such, it is not considered that there would any significant detrimental impact to residential amenity in accordance with Policy A1 of the Camden Local Plan 2017.

In terms of trees and vegetation, given the scale, lightweight nature, and siting of the proposed pergola in relation to the mature trees present on the adjacent site, it is not considered that the level of piling work, if any, which may be involved in the pergola's construction would cause any significant detrimental harm to the wellbeing of the neighbouring trees in accordance with Policy A3 of the Camden Local Plan 2017.

One letter of support and no objections were received following statutory consultation. The site's 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, A1, A3 and T2 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 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 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).

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