

Application ref: 2019/3129/P
Contact: Matthew Dempsey
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Date: 20 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Jonathan Lawlor Architect
55 Oak Village
Gospel Oak
London
NW5 4QL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Oak Village
London
NW5 4QR

Proposal:

Alterations and extension to rear garden studio and replacement of side boundary wall by new higher one with new doors fronting Lambie Street.

Drawing Nos: Site Location Plan, Design Statement. 1OVS/01, 1OVS/20 A, 1OVS/21 A, 1OVS/22 A, 1OVS/23 A, 1OVS/24 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 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 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, Design Statement. 1OVS/01, 1OVS/20 A, 1OVS/21 A, 1OVS/22 A, 1OVS/23 A, 1OVS/24 A.

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 1 Oak Village and shall not be used as a separate independent dwelling.

Reason: To ensure that the future occupation of the outbuilding does not provide substandard accommodation and adversely affect the amenity of immediate area by reason of noise and excessive on-street parking, in accordance with policies H1, A1 and T2 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 Reasons for granting permission:

The scheme involves alterations to the roof and garden elevation of the existing rear garden studio building plus a small extension along the side street boundary wall and new replacement doors facing the street. The design and height of the altered studio and the new doors are similar to existing and the extension is very small and modest. The existing Lambie Street boundary garden wall is in a poor state of repair and will be replaced by a new higher wall to match the height of the retained side wall next to the house and with an additional gate inserted facing the street.

The size, height and design of the altered studio, replacement garden wall and new doors are considered acceptable and appropriate. They will have little impact on the character and appearance of the host building and streetscene. There will be minimal impact on the garden amenity space and soft landscaping.

A condition restricting the use of the garden room as a separate dwelling unit has been added to this decision to ensure this development does not provide substandard accommodation and does not harm local amenity.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer