

Application ref: 2019/4758/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Date: 20 November 2019

Development Management
Regeneration and Planning
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Lytchett House
13 Freeland Park
Wareham Road
Poole
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**181 Adelaide Road
London
NW3 3NN**

Proposal:

Enlargement of existing upper ground floor front terrace and associated lower ground floor storage space below.

Drawing Nos: 19-0551 D01A, 19-0551 D02A, 19-0551 D03, 19-0551 D04A, 19-0551 D05A, 19-0551 D06A & 19-0551 D07A

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 19-0551 D01A, 19-0551 D02A, 19-0551 D03, 19-0551 D04A, 19-0551 D05A, 19-0551 D06A & 19-0551 D07A.

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

- 3 The materials shall not be otherwise than as described and specified on the proposed drawings hereby approved.

Reason: To ensure the use of appropriate materials in the interest of the design and appearance of the building and visual amenity of the surrounding area in accordance with Policies D1 of the London Borough of Camden Local Plan 2017.

- 4 The outdoor storage space hereby approved shall only be used for purposes incidental to the residential use of 181 Adelaide 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 development would be located within the front and side outdoor amenity space of the property fronting Adelaide Road. However, this amenity space is not arranged like a traditional front boundary treatment and forecourt, it more closely resembles a rear garden in terms of size, appearance and use, given the high timber boundary fencing and it's siting in relation to the adjacent neighbouring rear gardens. As such, typical front garden/forecourt design principles are not considered applicable in this instance.

The proposed development would be of an acceptable design, scale and siting. The proposal would see the enlargement the existing timber patio area and associated storage space below as opposed to the creation of a new structure. It would be subordinate to the main dwelling house in terms of bulk, mass, height and footprint and would appropriately be timber clad to match the existing patio/storage structure which would complement its garden setting. It would be no higher than the existing front patio and would sit comfortably behind the front and side boundary wall, fencing and trellising. While the balustrades would be partially visible from Adelaide Road above the side boundary fence, it is not considered that it would cause significantly more harm to visual amenity beyond what already exists to warrant refusal.

In terms of residential amenity, the proposed development 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.

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. As such, the proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017, 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 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.
- 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.


- 5 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer