

Application ref: 2019/4380/P
Contact: Mark Chan
Tel: 020 7974 5703
Date: 16 December 2019

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

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Hampstead Garden Design
18 Dorchester Gardens
London
NW11 6BN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat Lower Ground And Ground Floor
7 Strathray Gardens
London
NW3 4PA

Proposal:

Installation of a patio cover, deckings and stepping stone pathway in rear garden.
Drawing Nos: Site Location Plan, Elevation to show proposed garden, Elevation to show existing back garden, Elevation of proposed garden 2, Layout plan back garden, Elevation of existing garden 2, Site survey 300319, IQ-2532-01, IQ-2532-02 and IQ-2532-03

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 and D2 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:

Drawing Nos: Site Location Plan, Elevation to show proposed garden, Elevation to show existing back garden, Elevation of proposed garden 2, Layout plan back garden, Elevation of existing garden 2, Site survey 300319, IQ-2532-01, IQ-2532-02 and IQ-2532-03 (Last received 13/11/2019)

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The application site contains a detached building which has been converted into flats. It is within the Belsize Park Conservation Area but does not contain or in the vicinity of a Listed Building. The proposal includes the installation of a patio cover, deckings and a stepping stone pathway in the rear garden.

The application property is a flat on the ground and lower ground level which has the exclusive use of a deep rear garden. The existing patio decking on the northern side of the garden would be rotated by 45-degree and enlarged slightly: 0.5m in height and 1.3m in width. A new patio decking of similar dimensions will be installed on the southern side of the garden and the two patio deckings will be made of timber and connected by a short stepping stone pathway. The new patio decking will also have a 2.5m high Aluminium framed louvered patio cover in black grey colour installed over it. Whilst the green space of the rear garden will be reduced slightly due to the patio deckings, it is still sufficiently large and would not have adverse impact on sustainable drainage.

The existing rear garden footpath will be demolished and replaced by a new stepping stone pathway on the southern side of the garden.

Given that the proposed development is at the rear of the building and only visible from private vantage points, it is considered to be acceptable in terms of design and would not result in undue harm to the character or appearance of the property and the wider area.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration.

No objections have been raised in relation to the works. The application 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.

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 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 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer