

Application ref: 2019/5220/P
Contact: Thomas Sild
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Date: 10 January 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Studio McLeod
The Studio
320 Kilburn Lane
London
W9 3EF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
58 Gondar Gardens
London
NW6 1HG

Proposal:

Erection of single-storey garden outbuilding

Drawing Nos: 113-PS-01 -1 Planning & Design Statement (Studio McLeod); 13-SU-L01; 113-SU-L02; 113-PL-L03; 113-SU-01 Rev A; 113-SU-02 Rev A; 113-SU-03 Rev A; 113-PL-01 Rev B; 113-PL-02 Rev B; 113-PL-03 Rev B

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: 13-SU-L01; 113-SU-L02; 113-PL-L03; 113-SU-01 Rev A; 113-SU-02 Rev A; 113-SU-03 Rev A; 113-PL-01 Rev B; 113-PL-02 Rev B; 113-PL-03 Rev B

Reason:

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

- 3 The roof of the outbuilding shall not be used as a roof terrace, and any access onto this area shall be for maintenance purposes only.

Reason: In order to prevent overlooking into the adjoining properties in accordance with policy A1 of the Camden Local Plan 2017.

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, and A3 of the London Borough of Camden Local Plan 2017.

- 5 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of Flat A, 58 Gondar Gardens and shall not be used as a separate independent Class C3 residential unit.

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 H6, H7 and A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The proposed garden outbuilding would replace an existing shed structure and be sited at the far end of the site away from the host building and neighbouring properties. Given the size of the garden, the outbuilding would not unduly impact its character and openness. The structure's timber cladding and windows, together with the proposed living roof is considered appropriate within this garden context.

Following officer advice the principal height including the existing base was reduced from 2.8m to 2.7m and on balance is considered acceptable in relation to the adjacent 2m high garden fences.

The outbuilding would be built on an existing concrete slab and the proposal includes the provision of a living roof which is considered a benefit to biodiversity at the site. Details of this roof will be secured by condition.

Given the siting and distance from neighbours, there would be no impact on neighbouring daylight, outlook or visual privacy. A planning condition will seek to ensure that the flat roof is not used as a roof terrace.

A condition is attached to ensure the outbuilding shall be used for purposes incidental to the residential use of the host property and not as an independent residential unit.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

The proposal is in general accordance with policies A1, A3, and D1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and 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 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.

- 4 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer