

Application ref: 2019/5197/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Date: 22 January 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

T J Evans Ltd
Holly's Choice
Spithurst Road
Barcombe
BN8 5EF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
15 Rondu Road
Cricklewood
London
NW2 3HB

Proposal: Erection of a single storey outbuilding.

Drawing Nos: 519/028/LP1 & 519/028/01

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 519/028/LP1 & 519/028/01

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

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted

Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification), the outbuilding hereby approved shall only be used for purposes incidental to the residential use of Flat 2, 15 Rondu Road and shall not be used for any other purposes whatsoever, including as a separate independent residential dwelling.

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 A1 and H3 of the Camden Local Plan 2017.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission:

The proposed outbuilding would be of an acceptable design, scale and siting. Measuring approximately at 6.6m (w) x 3.65m (d) x 2.48m (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 lightweight materials typical of a garden outbuilding which would complement its garden setting. It would be positioned to the rear of the subject property's garden, not visible from the street scene or the wider conservation area. With the outbuilding having a footprint of approximately 21sqm, it is considered that a satisfactory proportion of rear garden area (c. 80%) would be retained as unbuilt.

It is not considered that there would any significant detrimental impact to residential amenity. In terms of light and outlook, the proposed outbuilding

would not be sited in close proximity to any neighbouring habitable rooms. The outbuilding would be 2.48m in height, 0.5m higher than the rear boundary wall which is not considered to be excessive in height. In terms of overlooking and privacy, views into neighbouring habitable windows would almost entirely be obstructed by the existing boundary wall and fences and existing vegetation. The outbuilding's use would be ancillary to the host flat and would not contain any noise generating plant or extract equipment and therefore would not lead to significant additional noise or disturbance of local amenity. A condition would be added to ensure that the use remains ancillary to the flat.

The proposed building will occupy an area of the garden currently paved with concrete, however, it has not been demonstrated that the trees on neighbouring sites will not be adversely affected. Excavation is proposed to install piles but no reference has been made to how impacts on surrounding trees will be mitigated. As such, pre-commencement conditions 4 and 5 are required to secure details of foundations and tree protection measures including an arboricultural method statement. Subject to compliance with these conditions the proposal would be in accordance with Policy A3 of the Camden Local Plan 2017.

No objections were received following statutory consultation (see consultation summary document). The sites planning history and relevant appeal decisions were taken into account when coming to this decision. The proposal is in general accordance with Policies D1, A1 and A3 of the Camden Local Plan 2017 and Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 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 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.

- 5 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



Daniel Pope
Chief Planning Officer