

Application ref: 2019/5520/P
Contact: Rachel English
Tel: 020 7974 2726
Date: 29 January 2020

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

Phone: 020 7974 4444

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Eckford Chong
Unit 7, Second Avenue,
Edmonton
N18 2PG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
109 Islip Street
London
NW5 2DL

Proposal:

Erection of single storey garden studio at rear of garden
Drawing Nos: 134-01-100, 134-04-100, 134-04-300, 134-04-500 dated 15/01/2020 and
Appendix B; 1380-01A and 134-04-500, BS 5837: 2012 Tree Schedule.

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: 134-01-100, 134-04-100, 134-04-300, 134-04-500 dated 15/01/2020 and Appendix B; 1380-01A and 134-04-500, BS 5837: 2012

Tree Schedule

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

3. The outbuilding hereby permitted shall only be used for purposes ancillary to the main dwellinghouse and shall not be used as a separate residential dwelling or business unit.

Reason: To safeguard the character of the rear garden and the residential amenity of the neighbouring occupiers, and to prevent inappropriate uses in rear gardens, in accordance with the requirements of policies A1, H1 and E2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission.

The proposed outbuilding would replace an existing shed. The proposed outbuilding would be of an acceptable design, scale and siting. Measuring approximately at 5.9m (l) x 2.9m (w) x 2.8m (h), it would be subordinate to the main building 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 and would not be visible from the street scene or the wider conservation area. With the rear garden area measuring at approximately 85sqm, and the outbuilding having a footprint of approximately 17sqm, it is considered that a satisfactory proportion of rear garden area would be retained.

There would be no significant detrimental impacts on the amenity of neighbouring residential occupiers. In terms of light and outlook, the proposed outbuilding would not be sited in close proximity to any neighbouring habitable rooms. The use of the outbuilding would be as a studio/ancillary to the maisonette at ground and first floor level.

The outbuilding would be located close to a lime tree and sycamore tree. An arboricultural report has been submitted and it has been confirmed by the applicant that the outbuilding does not require conventional foundations or base. Tree protection measures have also been submitted. The Council's tree officer is content with the submission and it is not considered that there would be any significant harm to the wellbeing of the neighbouring trees in accordance with policy A3 of the Camden Local Plan 2017.

One comment was received following statutory consultation regarding repurposing healthy shrubs or trees which is noted in this informative. The sites 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.

As such, the proposal is in general accordance with policies D1, D2, A1 and A3 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 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.
- 3 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).
- 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