

Application ref: 2019/5073/P
Contact: Sofie Fieldsend
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Date: 4 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Green Retreats Ltd
Hangar 4
Westcott Venture Park
Aylesbury
HP18 0XB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
37 Ulysses Road
London
NW6 1ED

Proposal:

Erection of single storey rear outbuilding

Drawing Nos: TGO2 (received 22/11/19), block plan and site location plan.

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:

TGO2 (received 22/11/19), block plan and site location plan.

Reason:

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

- 3 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of Flat 1, 37 Ulysses 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 outbuilding will measure 5.2m wide, 2.8 deep and stand at 2.5m high with a flat roof. It will have a footprint of 14.56 sqm and be located in the rear garden. It would be set in a minimum 0.4m from the side and rear boundaries. It would be discreetly located at the rear of an existing long garden surrounded by mature vegetation and a 1.8m high wooden fence.

The proposed outbuilding is considered to be of an acceptable design and its materials using redwood cladding with aluminium fenestration are appropriate for this garden setting. It would be of a modest size and scale and would ensure a reasonable proportion of the rear garden would remain (over 52 sqm). Given its siting and scale it would not be visible from the public realm. The outbuilding is proposed to be used for a disabled family member as a quiet/leisure space which would be ancillary to the main dwelling. Although outbuildings are not a prevailing feature along this side of Ulysses Road, it would be well screened within the rear garden and not visible from the public and retain sufficient garden space. It is considered that due its siting, design, materials and scale, the proposal will not detract from the character and appearance of the host building or the wider area.

By virtue of its size including modest height at 2.5m, siting and design, it would not cause unacceptable loss of amenity with regard to sunlight, daylight, outlook, overlooking, noise or light pollution. The potential level of activity associated with the building as a home office and storage is considered to be acceptable, subject to a planning condition to ensure the use of the outbuilding remains ancillary to that of the associated dwelling.

It is noted there are trees within the rear garden of the application site which will need to be removed in order to facilitate the development. The Council's tree officer has raised no objection to their removal given that the site is not within a conservation area and the trees are not high quality. It is considered that a tree protection condition is also not required in this instance.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3 and D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with policies of the London Plan 2016 and of 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 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 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 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 above the printed name and title.

Daniel Pope
Chief Planning Officer