

Application ref: 2019/4963/P  
Contact: Emily Whittredge  
Tel: 020 7974 2362  
Date: 11 February 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Rooms Outdoor Ltd  
14 Market Road  
Islington  
London  
N7 9PW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 2**  
**113 Fortress Road**  
**London**  
**NW5 2HR**

Proposal:

Erection of single storey timber garden room for hobby room and artist studio.

Drawing Nos: C25754-7 Rev 2, C25754-5 Rev 0, C25754-3 Rev 0, C25754-1 Rev 0, C25754-2 Rev 0, Design & Access Statement, Arboricultural Report (OMC Associates, 12 Sept 2019), C25754-4 Rev 0.

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 C25754-7 Rev 2, C25754-5 Rev 0, C25754-3 Rev 0, C25754-1 Rev 0, C25754-2 Rev 0, Arboricultural Report (OMC Associates, 12 Sept 2019), C25754-4 Rev 0.

Reason:

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

- 3 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 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report by OMC Associates ref. 01548D/CJO/0909 dated 12th September 2019. 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 BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

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 Camden Local Plan.

- 5 The outbuilding hereby approved shall only be used for purposes ancillary to the residential use of Flat 2, 113 Fortress Road 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 application for a hobby room/artist's studio relates to the ground floor flat of the building. The rear garden is subdivided widthwise, with 48 sqm belonging to the basement flat, and 48 sqm furthest from the house belonging to Flat 2. The proposed outbuilding will be sited as close as possible to the rear boundary while retaining 500mm from all boundaries to allow for a wildlife corridor. The building will measure 5m long, 3.5m wide and 2.5m tall with a flat roof and will occupy 17% of the entire area of the rear garden, leaving 85.5 sqm. The building will be subordinate to the garden overall and will retain a sufficient amount of undeveloped area.

Due to the building's location and orientation of the site, there will be no impact on sunlight to the garden or the basement flat. The building will be sufficiently far from the principle garden area of the basement flat and the rear windows to prevent a harmful impact on residential amenity. There will be no loss of privacy as a result of the development due to the existing shared nature of the garden.

The building will be clad in cedar and have timber windows and door frames, and is contemporary in appearance. On balance, the structure is of high quality, sited to have a minimal impact on the garden setting and amenity of neighbours, and appropriately scaled. As such, the development is acceptable in terms of its scale, siting, impact, design and detail.

No trees are proposed to be removed in order to facilitate development. One shrub of low significance is proposed for removal. The tree protection details and arboricultural method statement are considered sufficient to demonstrate that the trees to be retained on site and on neighbouring sites will be adequately protected in line with BS5837:2012. The proposed outbuilding will sit on piled foundations. A condition is recommended to secure tree protection compliance.

No objections were received before coming to 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, D1 and A3 of the London Borough of Camden Local Plan 2017 and policies D3 and GO3 of The Kentish Town Neighbourhood Plan 2016. 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 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 proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to

surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

- 5 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.
  
- 6 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



Daniel Pope  
Chief Planning Officer