

Application ref: 2020/1065/P
Contact: Josh Lawlor
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Date: 7 May 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
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Chelsea Summerhouses Ltd
51 Station Road
Sedgefield
TS21 2BY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

26 A Chesterford Gardens
London
NW3 7DE

Proposal: Erection of timber summerhouse to rear garden in location of existing summerhouse.

Drawing Nos: Arboricultural and Planning Integration Report dated 27/04/2020 ref. GHA/DS/126260:20, CH2420-5, CH2420-4, CH2420-1, CH2420-2, CH2420-3.

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 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 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Arboricultural and Planning Integration Report dated 27/04/2020 ref. GHA/DS/126260:20, CH2420-5, CH2420-4, CH2420-1, CH2420-2, CH2420-3.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed summerhouse would replace an existing summerhouse to a similar scale and design. The summerhouse would be of an appropriate height and footprint in relation to the rear garden. The open character of the garden would be retained and there would be no loss of vegetation given the summerhouse would be in the same location as the existing. The roof form and use of timber would help the structure to visually blend in with the garden setting. The summerhouse would not be visible from the public realm.

The position of the summerhouse to the rear of the garden away from neighbouring windows would ensure that there would be no adverse impact on neighbouring residential amenity.

No trees would be removed as part of the development. The proposed base of the summerhouse would be an extension of the existing slab and therefore wouldn't require excavation which could interfere with tree roots. The arboricultural report adequately demonstrates that neighbouring trees would be protected from the development in line with BS 5837:2012. The details have been reviewed by the Council's Trees Officers who have confirmed they are acceptable.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received during the course of this application. The planning history of the site has been taken into account prior to determination.

As such, the development is in general accordance with policies D1, D2, A1 and A3 the London Borough of Camden Local Plan 2017. 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 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.
- 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



Daniel Pope
Chief Planning Officer