

Application ref: 2019/6361/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
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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

Ecospace Studios
5A/6A Iliffe Yard
London
SE17 3QA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
35 Swain's Lane
London
N6 6QL

Proposal:
Erection of replacement single storey timber garden outbuilding for ancillary residential purposes.

Drawing Nos: 1926.PL.01, 1926.PL.02, 1926.PL.04 (Received on 20/12/2019)
1926.PL.03 (Received on 06/04/2020)

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: 1926.PL.01, 1926.PL.02, 1926.PL.04 (Received on

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 and D2 of the London Borough of Camden Local Plan 2017 and DC2, DC3 and DC4 of the Dartmouth Park Local Plan 2020.

- 4 The outbuilding hereby approved shall only be used for purposes ancillary to the residential use of 35 Swain's Lane and shall not be used as a separate independent Class C3 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 G1, A1, H6 and H7 of the Camden Local Plan 2017.

- 5 The side elevation window hereby approved shall be installed as non-openable and obscure glazed below a height of 1.7m and retained as such thereafter.

Reason: In order to prevent unreasonable levels of overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include-
- i. a detailed scheme of maintenance;
 - ii.sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
 - iii. full details of planting species and density.

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey outbuilding would replace an existing structure within the host property's rear garden area albeit with an increased footprint and slightly further set away from the neighbouring properties boundary walls.

The proposed structure would be built with timber cladding and incorporate large aluminium framed glazing panels with a flat roof design. The proposed design and materials would appear similar to materials used on other outbuildings evident in surrounding rear gardens.

Officers consider the proposed materials to be appropriate for the garden context and would result in the development appearing as a visually lightweight structure within the rear garden area. The proposed structure would not be visible from the public realm. It would sit alongside other outbuildings within the rear garden area and the green roof would soften its appearance in views from surrounding properties.

Officers therefore consider the proposed extension would have an acceptable impact on the character and appearance of the conservation area.

The proposed structure would incorporate a high level side elevation opening which looks onto the rear garden of the property at No.37. Officers would seek to introduce a condition requiring it to be obscure glazed. Therefore, it is not considered that the proposal would result in overlooking.

The proposed structure would be partly screened by boundary walls which it is set back from as such it is not considered that its form and massing would give rise to adverse overbearing or loss of light impact. Furthermore, it is the same height as the existing structure and therefore the impact on the window to the side elevation of no.2 Hillway.

Two objections were received from the Highgate Society and the Holly Lodge Estate, although these were subsequently withdrawn. Further detail has been included in the consultation summary. The site's planning history was taken into account when determining this application.

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.

The proposed development is in general accordance with Policies A1, A3, D1 and D2 of the Camden Local Plan 2017, DC2, DC3 and DC4 of the Dartmouth Park Local Plan 2020 and the proposed development also accords with the London Plan 2016; and the provisions of the 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 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 of the signatory.

Daniel Pope
Chief Planning Officer