

Application ref: 2020/0944/P  
Contact: Alyce Jeffery  
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Date: 17 June 2020

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

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Mrs Dana Tonkin  
Highgarden  
Titlarks Hill  
Ascot  
SL5 0JD  
England

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**  
**Ground Floor**  
**23 Rona Road**  
**London**  
**NW3 2HY**

Proposal: Use of the store room as an ancillary granny annex to the host property; alterations to the existing store room fenestration and installation of an additional step.

Drawing Nos: RON-01-0-02 Rev B; RON-01-0-04 Rev B; RON-01-0-05 Rev A; RON-01-0-06 Rev B; RON-01-0-07 Rev B.

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 [RON-01-0-02 Rev B; RON-01-0-04 Rev B; RON-01-0-05 Rev A; RON-01-0-06 Rev B; RON-01-0-07 Rev B]

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

- 4 The granny flat hereby approved shall only be used as ancillary accommodation for the existing residential dwelling house and shall not be used as an independent residential dwelling unit at any given time.

Reason: To ensure that the future use and occupation of the unit does not adversely affect the amenity of the adjoining premises or immediate area in accordance with the requirements of policy A1 of the Camden Local Plan.

Informative(s):

- 1 Reasons for granting permission.

The applicant seeks planning permission for the use of the existing rear store room as an ancillary granny annex to the host property, for alterations to the existing rear garden store room fenestration and to install an additional step for access. An aluminium door and window would be installed to the side elevation, and the existing front elevation door and window would be replaced with like-for-like aluminium door and window, which would both sit within the existing openings. Officers requested the doors and windows be aluminium, rather than the proposed 'aluminium or uPVC' and are therefore considered acceptable in terms of design and material. The proposal to install and extend the steps around the store room is also considered acceptable owing to its height and siting within the rear garden.

Overall, the proposal is considered to be acceptable in terms of its design and materials and would not harm the character and appearance of the host building and surrounding conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

The use of the store room as an ancillary granny annex to the host property is not anticipated to cause harm to the amenity of the adjoining occupants given it would be utilised by the existing occupants on a leisurely basis, and not occupied as a self-contained flat. To protect the amenity of the adjoining occupants, officers will secure a condition to the permission to ensure the store room remains ancillary to the host property, and is not occupied as a self-contained flat. Owing to the siting and nature of the external works, the proposed alterations are not considered to result in harm to the amenity of

neighbouring occupants

One objection was received prior to making this decision regarding the description of development and size of the unit. The description of development was revised to include the use of a granny annex ancillary to the main dwelling and was re-consulted. No additional representations were received.

The Council's conservation officer has reviewed the revised scheme and has raised no objections. The planning history of the site was taken into account when coming to this decision.

As such, the proposed development is in general accordance policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and 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 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 'DP', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer