

Application ref: 2020/1611/P
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Date: 10 July 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Mr and Mrs Suzanne and Joel McDonald
3 Tanza Rd
London
NW3 2UA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Tanza Road
London
NW3 2UA

Proposal: Erection of a single storey glasshouse.

Drawing Nos: TQRQM20097120747351, TQRQM20097115238332, Glasshouse Plan 1:20, Greenhouse - Rear elevation 1:20, Glasshouse - W elevation 1:20, Glasshouse North elevation 1:20, Plan view of garden with Proposed Glasshouse, Proposed Glasshouse Dimensions

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 TQRQM20097120747351, TQRQM20097115238332, Glasshouse Plan 1:20, Greenhouse - Rear

elevation 1:20, Glasshouse - W elevation 1:20, Glasshouse North elevation 1:20, Plan view of garden with Proposed Glasshouse & Proposed Glasshouse Dimensions.

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

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification), the outbuilding hereby approved shall only be used for purposes incidental to the residential use of 3 Tanza Road and shall not be used for any other purposes whatsoever, including as a separate independent residential 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 A1 and H3 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed glasshouse would be of an acceptable design, scale and siting. Measuring approximately 2.2m (w) x 5.1m (d) x 3.3m (h) to ridge, it would be subordinate to the main dwelling house in terms of bulk, mass, height and footprint. It would be constructed of lightweight materials typical of a garden structure which would complement its garden setting. It would be positioned to the rear of the subject property's garden and would not be a visually obtrusive feature within the conservation area. The development would not involve the removal of any existing trees and would not be sited in close enough proximity to cause harm to the health of the existing trees.

Given the size and siting of the development in relation to neighbouring habitable windows, it would not result in an undue loss of light or outlook to any neighbouring properties. No new views would be afforded beyond what has been established. In terms of noise and disturbance, the outbuilding's use would be strictly incidental to the main dwelling house, it would be solely accessed through the rear garden of No. 3 Tanza Road and would not contain any noise generating plant or extract equipment. Incidental use is to be secured by way of a condition.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with Policies D1, D2, A1 and A3 of the Camden Local Plan (2017) and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan (2018). The proposed development also accords with the policies of the London Plan (2016), the London Plan intended

to publish (2019) and 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.

- 4 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).

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

