

Application ref: 2020/1561/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 21 July 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
www.camden.gov.uk/planning

Asher Planning Ltd
2 De Grey Close
Lewes
BN7 2JR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Garden Flat
14 Belsize Park
London
NW3 4ES

Proposal:
Erection of a studio outbuilding at end of rear garden.
Drawing Nos: V05 Revised; location plan; block plan showing location of garden room;
Design and Access Statement by Asher Planning Ltd dated July 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: V05 Revised; location plan; block plan showing location of garden room; Design and Access Statement by Asher Planning Ltd

dated July 2020.

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

- 3 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 CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 4 The garden room hereby approved shall only be used for purposes incidental to the existing residential use at 14 Belsize Park and shall not be used as a self-contained Class C3 dwelling or Class B1 office unit.

Reason: To ensure that the future occupation of the building does not create inappropriate and substandard accommodation or adversely affect the immediate area by reason of noise and traffic congestion, in accordance with policies D1, A1, H7 and E1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey outbuilding in the rear garden will be used for ancillary purposes incidental to the residential use of the host property. A condition is attached to ensure it is not used as a self-contained office or dwelling unit. The outbuilding will 5.0m wide x 4.5m deep x 2.5m high and would sit 3m away from the west and east side boundaries.

The proposed outbuilding with a total floor area of 24sqm is typical of many garden outbuildings and is considered appropriate in location, form and size within the rear garden which has an area of approximately 279.6sqm. The structure would result in only 8% of the total garden amenity space being occupied and would be set back from the boundaries so that the open character of the existing garden landscape and the amenity of surrounding trees and shrubs would be maintained.

The proposed outbuilding's simple design and natural materials with cedar cladding and green roof are considered appropriate to the garden setting. The

existing boundary fences on either side are sufficiently tall to provide a high degree of screening for most of the proposed structure. Given there are no views from the public realm and the significant distance of the proposed outbuilding from the nearest residential properties, the structure would not be visually prominent. No trees of amenity value will be affected by the proposal. More details of the green roof are secured by condition.

It is therefore considered that the location, footprint and scale of the outbuilding would be visually subordinate within this context. The design and materials are also considered to be in keeping with the open nature of gardens at the rear. The building would thus respect the character and appearance of the surrounding garden landscape and the wider Belsize Park 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the outbuilding's size and position towards the rear garden, the proposal is not considered likely to result in any harm to neighbouring amenity in terms of loss of outlook, privacy and light, nor in light-spill and noise pollution.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, A3, D1, D2, CC2 and CC3 of the Camden Local Plan 2017, and 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment