

Application ref: 2020/1593/P  
Contact: Nathaniel Young  
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Date: 22 July 2020

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Rooms Outdoor Ltd  
14 Market Road  
Islington  
London  
N7 9PW

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**115 Chetwynd Road**  
**London**  
**NW5 1DA**

Proposal:

Erection of a single storey outbuilding at end of rear garden.

Drawing Nos: C27849-1 Rev 3, C27849-2 Rev 3, C27849-3 Rev 3, C27849-4 Rev 2, C27849-5 Rev 2, C27849-6 Rev 2, C27849-7 Rev 2, C27849-8 Rev 2, C27849-9 Rev 0; Green roof management recommendations by Blackdown Horticultural Consultants; Arboricultural report including tree protection plan by OMC Associates ref. 01618D/CJO/1403 dated 4 March 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- C27849-1 Rev 3, C27849-2 Rev 3, C27849-3 Rev 3, C27849-4 Rev 2, C27849-5 Rev 2, C27849-6 Rev 2, C27849-7 Rev 2, C27849-8 Rev 2, C27849-9 Rev 0; Green roof management recommendations by Blackdown Horticultural Consultants; Arboricultural report including tree protection plan by OMC Associates ref. 01618D/CJO/1403 dated 4 March 2020.

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

- 3 The garden room hereby approved shall only be used for purposes incidental to the existing basement and ground floor flat of 115 Chetwynd Road and shall not be used as a selfcontained 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 amenities of 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.

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report including tree protection plan by OMC Associates ref. 01618D/CJO/1403 dated 4 March 2020. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with these approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed studio outbuilding would be of an acceptable design, scale and siting. Measuring approximately at 6.9m (w) x 3.8m (d) x 3.0m (h), it would be subordinate to the main dwelling house in terms of bulk, mass, height and footprint. It would appropriately be made up of natural materials typical of a garden structure and would have a green roof, both of which would complement its garden setting. It would be positioned to the rear of the property's garden and would maintain the open character of the garden landscape of the area and not be a visually obtrusive feature within the conservation area.

The outbuilding would have a footprint of approx. 26 sqm and would occupy 8.6% of the rear garden. As it will be constructed on an existing patio, it will not increase impermeable surfaces within the garden. A sufficiently large proportion of the original garden space is retained, to provide useable amenity

space for the host property.

No trees would be removed or damaged; the foundations of the outbuilding have been modified to protect trees by way of a cantilevered corner, and the root protection area encroachment is negligible. The tree protection details and method statement are in line with BS5837:2012. Compliance with the submitted arboricultural report is to be secured by condition.

Given the size and siting of the development in relation to neighbouring habitable windows, it would not result in any loss of light, privacy 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 ancillary to the main dwelling house, it would be solely accessed through the rear garden of 115 Chetwynd Road and would not contain any noise-generating plant nor generate any noise from its use as a gym. Ancillary use of the outbuilding is to be secured by way of a condition.

One objection and three comments of support were received following statutory consultation. These and 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 DC2, DC3, DC4 and ES2 of the Dartmouth Park Neighbourhood Plan (2020). 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment