

Application ref: 2020/0325/P
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Date: 6 August 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

Ark design build ltd
31 Hectorage Road
Tonbridge
TN9 2DH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat Ground Floor
17 Rona Road
London
NW3 2HY

Proposal: Erection of a single storey outbuilding

Drawing Nos: Block/Site Plan, Proposed Garden studio, Proposed Block Plan, Site Location Plan, Proposed garden studio manufacturer specifications.

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: Block/Site Plan, Proposed Garden studio, Proposed Block Plan, Site Location Plan, Complete garden studio

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

- 4 The rear outbuilding hereby approved shall only be used for purposes incidental to the existing ground floor flat of 17 Rona Road and shall not be used as a self-contained dwelling (Class C3).

Reason: To safeguard the character of the rear garden and the residential amenity of the neighbouring occupiers, and to ensure that the future occupation of the building does not create inappropriate and substandard accommodation, in accordance with the requirements of policies A1, D1, and H7 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey outbuilding would be located to the rear of the garden area, and be set in from the 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 are considered appropriate in the garden setting, and would appear as a visually lightweight structure within the rear garden area. The proposed structure would not be visible from the public realm and would have limited visual impact on the character and appearance of the conservation area.

The proposed structure would not include any side or rear facing windows. All openings would be located on the outbuilding's front elevation. 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 overlooking, loss of outlook or loss of light.

Two objections were received from Neighbouring properties which have been duly considered in the attached 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, D1 and D2 of the Camden Local Plan 2017, 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 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 positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment