

Application ref: 2020/2849/P
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Date: 2 September 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

Bigger House Design
21 Sydney Road
Sutton
SM1 2QJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
43 Countess Road
London
NW5 2XH

Proposal:
Erection of outbuilding in rear garden for use as a home gym.
Drawing Nos: 001, 002, 100 rev B, 150, 151, 200 rev. D, 201 rev. C, Bauder General Maintenance Information, Bauder product datasheet, Design and Access Statement dated 24/06/2020.

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: 001, 002, 100 rev B, 200 rev. D, 201 rev. C, Bauder General Maintenance Information and Bauder product datasheet.

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

- 3 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of Flat 1, 43 Countess Road and shall not be used as a separate independent Class C3 dwelling or Class B1 business unit.

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, H7 and E2 of the Camden Local Plan 2017.

- 4 The green roof shall be installed and maintained in accordance with the Bauder General Maintenance Information and Bauder product datasheet hereby approved.

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 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The outbuilding would measure 4.5m wide, 3m deep and a maximum height of 2.5m. It would feature a large glazed window and door to the front, two rooflights, and would be clad in timber with a green roof.

The contemporary design and modest scale of the outbuilding would respect the appearance and character of the existing property and its surroundings. It is considered to preserve the character and appearance of the conservation area. The material palette of timber cladding and glazing would be appropriate to its informal garden setting. The proposals were revised following submission to incorporate a green roof which is welcomed. The proposed outbuilding is set in slightly from the rear and side boundaries and the originally proposed roof overhang was removed from the proposals to reduce the perceived bulk of the building.

Although the outbuilding would almost cover the full width of the rear garden, the host property benefits from a generous garden of approximately 15m in length. It is noted that planning permission was previously granted for a rear extension; however, even if both are constructed, the development would retain a garden of over 45sqm, or 57% its former size. Given the low height and modest site coverage of the outbuilding with a floorspace of 13.5sqm, it would preserve the important amenity value of the existing open space. Furthermore, the use of the building for ancillary domestic purposes would not alter the existing residential character of the rear garden.

The outbuilding would not be visible from the street or wider public realm, only from the rear of the surrounding neighbouring properties. The proposed building would be largely screened by existing fencing and mature vegetation

within the subject and neighbouring properties sites. As such, the proposed outbuilding would be unlikely to result in a significant adverse impact to the residential amenity of surrounding properties in terms of a loss of outlook, daylight or privacy.

No trees would be lost as a result of the works and light pad foundations would be used to minimise disturbance to the mature trees to the rear of the site. The Council's tree officers are satisfied with the protection methods proposed. The green roof would enhance the biodiversity of the site. The proposed substrate depth and type, species and maintenance plan are all acceptable so that no further green roof details would be needed by condition.

The site's planning and appeal history has been taken into account when coming to this decision. One objection has been received and duly considered in the attached consultation summary. Special regard has been attached 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.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords 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 positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment