

Application ref: 2020/2999/P
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Date: 5 October 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

Selencky///Parsons
Unit 3, Langtry Court
7 Coulgate Street
Brockley
London
SE4 2FA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A 9 Strathray Gardens
London
NW3 4PA

Proposal: Erection of single storey outbuilding in the rear garden ancillary to garden flat.

Drawing Nos: 481 00 001 GS Rev. P01; 481 00 002 GS Rev P01; 481 00 003 GS; 481 10 001 GS Rev. P02; 481 10 000 GS Rev P02; 481 20 000 GS Rev. P02; 481 21 001 GS Rev. P02; Tree protection plan TPP - design 1. A03; Tree survey/arboricultural statement; Design and Heritage Statement dated 03/07/2020; Western Red Cedar image - a_9_1; Western Red Cedar image - a_9_2; Silva Timber Products for Western Red Cedar (*Thuja plicata*) Battens.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 policies 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:

481 00 001 GS Rev. P01; 481 00 002 GS Rev P01; 481 00 003 GS; 481 10 001 GS Rev. P02; 481 10 000 GS Rev P02; 481 20 000 GS Rev. P02; 481 21 001 GS Rev. P02; Tree protection plan TPP - design 1. A03; Tree survey/arboricultural statement; Design and Heritage Statement dated 03/07/2020; Western Red Cedar image - a_9_1; Western Red Cedar image - a_9_2; Silva Timber Products for Western Red Cedar (*Thuja plicata*) Battens.

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

- 4 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 roof shall be fully provided in accordance with the approved details prior to first use 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.

- 5 The outbuilding shall be clad in Western Cedar Wood, as shown on images a_9_1 and a_9_2 and product specification from Silva Timber Products for Western Red Cedar (*Thuja plicata*) Battens.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of any works on site, all trees on the site, or parts of trees growing from adjoining sites, shall be retained and protected from damage in accordance with the protection details hereby approved and with guidelines and standards set out in BS5837:2012 "*Trees in Relation to Construction*", and in line with the Tree survey/arboricultural statement as approved.

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 London Borough of Camden Local Plan 2017.

- 7 The outbuilding hereby permitted shall only be used for residential purposes ancillary to the garden level flat.

Reason: To safeguard the character of the rear garden and the residential amenity of the neighbouring occupiers, and to prevent inappropriate uses in rear gardens, in accordance with the requirements of policies A1, D1, H1 and E2 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 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).
- 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.

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 a light grey rectangular box.

Daniel Pope
Director of Economy, Regeneration and Investment