

Application ref: 2020/2458/P
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Date: 8 October 2020

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London Borough of Camden
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ALL & NXTHING LTD
63 Gossamer Gardens
London
E2 9FN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 Parkhill Road
London
NW3 2YN

Proposal: Erection of a rear garden outbuilding

Drawing Nos: Site Plan; GR-01.2; GR-02.2; GR-03.2; GR-04.2; GR-05.2; GR-06.2;
GR-07.2; GR-08.2; GR-09.2; GR-10.2; Arboricultural Impact Assessment (prepared by
Roavr Environmental)

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: Site Plan; GR-01.2; GR-02.2; GR-03.2; GR-04.2; GR-05.2; GR-06.2; GR-07.2; GR-08.2; GR-09.2; GR-10.2; Arboricultural Impact Assessment (prepared by Roavr Environmental)

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

- 3 The outbuilding hereby approved shall only be used for purposes ancillary to the residential use of 20 Parkhill Road and shall not be used as a separate independent Class C3 dwelling or Class B1 office 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 G1, A1, H6 and H7 of the Camden Local Plan 2017.

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

- 5 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 during construction work in accordance with the approved arboricultural report and shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction".

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed garden building would be situated to the rear of the garden and about a very high rear garden wall which forms the boundary between the application site and a housing estate beyond. It would be set away from the side boundary walls on both sides and situated on top of a concrete pad that is understood to be historic.

The rear garden is large and comprises lawn for the most part. Although the proposed garden building is large at almost 36sqm in footprint, it would occupy

approx. 12% of the soft landscaped area which would thus retain adequate amenity space. It would also incorporate a green sedum roof to maintain the drainage and ecological qualities of the site. A condition requiring details of the green roof is attached to ensure visual amenity and longevity.

Similar structures are evident in nearby gardens and so the proposal would not disrupt the pattern of garden development. Its size, footprint and use of natural materials are considered appropriate in this landscaped garden setting.

The Council's tree officer has reviewed the Arboricultural report submitted with the application and has no objection to the proposed removal of one tree to facilitate development as it is low quality (Category U). The tree protection measures are considered to be sufficient and are secured by condition.

The proposal is considered to preserve the character and appearance of the 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

By virtue of its height, position and distance from neighbouring windows and gardens, there would be no adverse amenity impact on neighbouring properties. To ensure the structure remains ancillary to the use of the dwelling house, a condition is attached to prevent it from being used as a self-contained residential unit or a business unit.

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 proposed development is in general accordance with policies A1, A2, A3, CC3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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



Daniel Pope
Director of Economy, Regeneration and Investment