

Application ref: 2020/3948/P
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Date: 9 November 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

Mrs Susan Pigache
113A, Camden Street
London
NW1 0HX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

113 A Camden Street
London
NW1 0HX

Proposal:

Erection of single storey garden outbuilding
Drawing Nos: Site Location Plan; Garden summer house plan August 2020; Crane
Blakeney Summerhouse Quotation 27th July 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 Site Location Plan; Garden summer house plan August 2020; Crane Blakeney Summerhouse Quotation 27th July 2020;

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

- 3 Any trees or areas of planting (including trees existing at the outset of the development) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission-

113A Camden Street forms part of a terrace of Grade II listed three storey stock brick houses with rusticated stucco ground floors. The terrace forms a group with the other listed 19th Century terraces in close proximity- along Greenland Road and further north along Camden Road these are statutorily listed, and the buildings opposite the site are locally listed. The rear of this terrace and the rear of the terrace on the opposite side of Greenland Road are both highly visible from the street. There are some small shed type structures in the rear gardens here which are generally modest in scale and do not undermine the sense of openness which gives space to the listed buildings, contributing to their setting.

The application seeks to erect an outbuilding in the rear garden of 113A.

The Altering and Extending your Home CPG (2019) sets out the parameters for outbuildings. The scale and location of the outbuilding in relation to the host building, how much garden space is retained, whether the materials and design are appropriate and how visible the structure would be from public viewpoints are the main considerations. In this case, it appears that the outbuilding would not be appreciable from public viewpoints on Greenland Road due to its position within the terrace, the existing larger shed in the garden of the adjacent property and the existing greenery. The materials and design of the outbuilding mean it will be legible as an ancillary structure and the spatial quality of the garden and the rear of the terrace will not be impacted adversely. Whilst the use of double glazed windows and composite slate tiles would not usually be acceptable within the curtilage of the listed building, it is considered that they are appropriate for an outbuilding structure which is independent of the main listed building. They have been considered in their own right and the proposed materials in this instance would not warrant a reason for refusal. The proposed outbuilding is well proportioned to the plot and would only be half of the width of the garden. The height at 2.46m is considered to sit well in the context of the garden and not dominate the space. The works would subsequently preserve the setting of the listed buildings, in compliance with

Local Plan Policy D2.

There is an apple tree close to the location of the outbuilding. The tree is 48cm in diameter and the application is looking to protect the tree. It has been discussed with the tree officer and it is considered in this instance, being outside of a conservation area and with the information submitted to show how the building would be constructed, the proposals are considered acceptable. However, it is recommended that a condition is added to the permission to ensure that if the tree is to die within 5 years of construction, that a replacement tree of suitable size is replanted within the garden.

Due to the proposed location of the outbuilding, in the rear garden and close to the neighbouring outbuilding, it is not considered that the proposals would harm the amenity of nearby residential occupants in terms of daylight, outlook or privacy.

No responses have been received from neighbouring properties. The site's planning history was taken into account when determining this application.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policy A1, A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, London Plan (Intend to Publish) 2019 and 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 'DPope', written in a cursive style.

Daniel Pope
Director of Economy, Regeneration and Investment