

Application ref: 2020/4391/P
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Date: 5 January 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**90 Greencroft Gardens
London
NW6 3PH**

Proposal:

Erection of a single storey garden outbuilding, installation of timber trellises on garden boundary walls, and reconfiguration of rear lightwell
Drawing Nos: ST_S20_90GRE_001, ST_S20_90GRE_100, ST_S20_90GRE_110,
Site Location Plan

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 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: ST_S20_90GRE_001, ST_S20_90GRE_100, ST_S20_90GRE_110, Site Location Plan

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey garden shed would be located on the rear boundary wall with No.92 Greencroft Gardens and No.89 Canfield Gardens. The store would cover 7sqm, less than 5% of available space within the rear garden area. The proposed structure's flat roof design with a height of 2.5m would be marginally higher than the proposed 2.27m high boundary wall with trellis. It is considered the proposed structure would have an acceptable scale, height and footprint within the context of the rear garden area.

The proposed structure would not be visible from the public realm. Its timber clad exterior would be consistent with the character of the surrounding rear garden area and outbuildings of a similar scale and design, in particular that at No.92 Greencroft Gardens (2018/2137/P granted 19/10/2018). The structure's lightweight and natural appearance would be appropriate to the character of the rear garden area and would not harm the character and appearance of the surrounding South Hampstead Conservation Area.

The installation of 900mm high lattice timber trellises on top of existing boundary walls would result in a cumulative height of 2.27m around the rear garden area. Its perforated form and timber materials would appear lightweight and natural within the context of the rear garden area and be appropriate to the character of the surrounding South Hampstead Conservation Area. It would not give rise to adverse sense of enclosure impact on the neighbouring properties.

The enlargement of the existing rear garden lightwell in order to alter the stair layout to a square form is acceptable within its context and would not have a harmful impact on the character of the rear garden area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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.

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 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 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 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.

- 4 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).

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer