

Application ref: 2020/3519/P  
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Date: 6 January 2021

**Development Management**  
Regeneration and Planning  
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4orm  
1-5 Offord Street  
London  
N1 1DH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**29 Parliament Hill  
London  
NW3 2TA**

Proposal:

Erection of 2 replacement single storey outbuildings in rear garden  
Drawing Nos: 4112- X.101; 4112- X.103 A; 4112- XP.104 B; 4112- P.103 C; 4112- XP.115; Arboricultural impact assessment by Arboricultural Solutions dated September 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: 4112- X.101; 4112- X.103 A; 4112- XP.104 B; 4112- P.103 C; 4112- XP.115; Arboricultural impact assessment by Arboricultural

Solutions dated September 2020.

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

- 3 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of at least one replacement tree in the rear garden of the property. The tree shall be planted no less than 750mm from any structure and in accordance with BS8545:2014 (Trees from the nursery to independence in the landscape). The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of any works on site, the trees to be retained shall be protected during construction work in line with the details in the approved document 'Arboricultural impact assessment by Arboricultural Solutions dated September 2020' and follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 in accordance with the approved protection details.

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.

- 5 The studio outbuilding shall not be used a separate Class C3 dwelling or Class B1 office unit and shall remain ancillary to the use of the associated dwelling.

Reason: To ensure that the development is not used for unauthorised purposes and will not have an adverse effect on the character and amenity of the area, in accordance with the requirements of policies H6, E1, T2 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal will replace two existing outbuildings in the rear garden and will be used for as a home office and store respectively. One will measure 2m deep, 2.8m wide and 2.4m high with a flat roof (5.5sqm footprint). The other will measure max 4.7m deep, 6.5m wide and 2.9m high, reducing down to 2.6m at the rear (28.6sqm footprint). This outbuildings would be set in from the side and rear boundaries and the smaller outbuilding, although closer to the side boundary, would have the same siting as the existing one. They would be

discreetly located at the rear of an existing long garden surrounded by mature vegetation and a 1.8m high wooden fence.

The outbuildings are considered to be of an acceptable design and the materials using timber boarding with aluminium fenestration are appropriate for this garden setting. They would be of a modest size and scale and would ensure that a reasonable proportion of the rear garden (well over 50%) would remain. It is considered that, due their siting, design, materials and scale, the proposal will not detract from the character and appearance of the host building or the wider conservation area.

By virtue of their size and siting, they would not cause unacceptable loss of amenity with regard to sunlight, daylight, outlook, privacy, noise or light pollution. The potential level of activity associated with the building as a home office and storage is considered to be acceptable, subject to a planning condition to ensure the use of the studio outbuilding remains ancillary to that of the associated dwelling.

It is noted there are trees within the rear garden of the application site which will need to be removed in order to facilitate the development. The group of five Leyland cypress trees are low quality, of minimal visibility from the public realm and do not significantly contribute to the character or appearance of the conservation area. 2 other garden trees are also small and poor quality. The Council's tree officer has raised no objection subject to conditions securing details of a replacement tree to be planted and tree protection measures to be installed.

One objection and one comment have been received prior to making this decision and have been taken into consideration. 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 and D1 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with policies of the Publication London Plan (2020) and of 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



Daniel Pope  
Chief Planning Officer