

Application ref: 2020/4330/P
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Date: 22 January 2021

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

Vale Garden Houses Ltd
Londonthorpe Road
Grantham
NG31 9SJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Prince Arthur Mews
London
NW3 1RD

Proposal: Erection of a single storey outbuilding

Drawing Nos: A3Q-212837-3P1, A3Q-212837-3-P2, A3Q-212837-3P3, A3Q-212837-3-P5, A2Q12837-3i & 3ii P, MIS2529/101, Details of External Materials (Received 22/09/2020), Proposed Garden Room Front Elevation (Received 19/01/2021)

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 policy 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: A3Q-212837-3P1, A3Q-212837-3-P2, A3Q-212837-3P3, A3Q-212837-3-P5, A2Q12837-3i & 3ii P, MIS2529/101, Details of External Materials (Received 22/09/2020), Proposed Garden Room Front Elevation (Received 19/01/2021)

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey outbuilding would replace an existing garden structure connected to the rear wall of No15/17 Perrin's Lane property's rear garden albeit with an increased width and depth. The store would cover 14sqm, less than 35% of available space within the front garden area. The proposed structure would comprise a hipped roof design with a ridge height of 3.53m and an eaves height of 2.5m along the boundary wall with Perrin's Lane. 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 be visible from the public realm. Its timber clad exterior and large glazing panels allow the outbuilding to appear as a lightweight structure within the garden area. Whilst garden structures within the front garden areas are typically resisted officer's note that the proposed structure would replace an existing brick built structure. Section details of the proposed structure's framing have been submitted to demonstrate that the proposed structure would comprise a lightweight and natural appearance where and would preserve the character and appearance of the Hamptead Conservation Area.

Given the proposed outbuilding's location in the garden area, officers consider its scale and siting would not give rise to a material adverse sense of enclosure impact on the surrounding rear garden area. The proposed outbuilding would contain front and side openings. Given the proposed structure's siting and location officers consider the proposed opening would not facilitate directly overlook into neighbouring properties. Therefore, would not give rise to any significant adverse overlooking impacts.

No objections was 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 Policy DH1, DH2, and DH3 of the Hampstead Neighbouring Plan. The proposed development also accords with the Published London Plan December 2020 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.

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