

Application ref: 2020/5782/P
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Date: 5 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Terence O'Rourke Limited
23 Heddon Street
London
W1B 4BQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
74 Caversham Road
London
NW5 2DN

Proposal:

Erection of a single storey outbuilding at rear to comprise a home office and storage room

Drawing Nos: C30552 3: Location Plan & Site Plan, Site Plan & Sections - Existing, Site Plan & Sections - Proposed, Floor Plan, Elevations, Rendered Image, Site Photos

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 the materials indicated on drawing C30552 3: Elevations & C30552 3 Rendered Image hereby approved.

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 drawings/images: C30552 3: Site Plan & Sections - Proposed, Floor Plan, Elevations, Rendered Image

Reason:

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

- 4 Prior to commencement of development , full details in respect of a green roof shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. a plan and section at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The green 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The outbuilding hereby permitted shall only be used only for purposes ancillary to Flat A, 74 Caversham Road and shall not be used as a separate residential dwelling or sleeping accommodation.

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 A1 and H3 of the Camden Local Plan 2017.

Informative(s):

- 1 Due to the size, siting and design of the proposal, there would be no significant harm to the character or appearance of the Bartholomew Estate and Kentish Town Conservation Area or the visual amenity of neighbouring occupiers.

2.5m in height, 6m in length and 3.2m in width and situated over 10m from the rear elevation of the nearest dwellings (to the rear in Oseney Crescent) the proposed outbuilding would not be harmful to the character or appearance of the built environment and there would be no undue loss of visual amenity for any surrounding occupiers.

The design and materials, with cedar clad walls, timber doors and timber decking would be sympathetic to the garden environment and the outbuilding

would not be out of character or incongruous in the residential area or the Conservation Area. A green roof is required in the interests of the character and appearance and biodiversity of the garden environment. A condition is recommended accordingly.

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

Due to the siting and size of the proposal there would be no loss of outlook, privacy, light or security for any surrounding occupiers. The site and the rear garden is owned by the applicant and the proposal would not be on communal garden land.

No letters of objection have been received following statutory consultation.

The application site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer