

Application ref: 2020/4239/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Email: [Kristina.Smith@camden.gov.uk](mailto:Kristina.Smith@camden.gov.uk)  
Date: 10 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Coppin Dockray Architects  
56 Highpoint  
North Hill  
London  
N6 4AZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**Studio House**  
**5 A Templewood Avenue**  
**London**  
**NW3 7UY**

Proposal:

Erection of garden store in the rear garden  
Drawing Nos: 1803-EX-02; 1803-PL-30 (rev A); 1803-PL-31; 1803-PL-32; 1803-PL-33;  
Design and access statement (dated September 2020); Arboricultural and Planning  
Impact Assessment Report (by Wood Consulting, dated 14th September)

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: 1803-EX-02; 1803-PL-30 (rev A); 1803-PL-31; 1803-

PL-32; 1803-PL-33; Design and access statement (dated September 2020); Arboricultural and Planning Impact Assessment Report (by Wood Consulting, dated 14th September)

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

- 3 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and policies SD2, SD4, SD5, BGI1 and BGI2 of the Draft Redington Froggnal Neighbourhood Plan (2020).

- 4 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 any proposed earthworks including grading, mounding and other changes in ground levels. The details shall include sectional drawings of "no dig, no fines" pathways within root protection areas of trees to be retained. The project arboriculturalist shall provide input in to the design of pathways within root protection areas and provide a method statement. 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 and policies SD2, SD4, SD5, BGI1 and BGI2 of the Draft Redington Froggnal Neighbourhood Plan (2020).

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by no later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) 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, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD2, SD4, SD5, BGI1 and BGI2 of the Draft Redington Froggnal Neighbourhood Plan (2020).

- 6 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report by Wood Consulting Environmental Ltd ref: WCEL/PEW/AIASR/0914:20 dated 14th September 2020. 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 BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision and monitoring of the project arboriculturalist as detailed in the approved report.

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 Camden Local Plan and policies SD2, SD4, SD5, BGI1 and BGI2 of the Draft Redington Frognaal Neighbourhood Plan (2020).

Informative(s):

- 1 Reasons for granting permission.

The proposed garden structure would be situated to the rear of the large garden and would be used for the storage of garden equipment. Its footprint at 30sqm, although in itself large, is relatively modest in the context of the very large garden and takes up less than 10% of the overall amenity space. Its size and height is considered appropriate in the rear garden landscape.

The structure would be timber framed and clad in black zinc, allowing it to be visually recessive within the garden setting. The finish is considered to be high quality and sensitive to its context. Much of the area identified for the store is already paved and the slabs would be removed with the structure raised above it, improving the drainage qualities of the site compared to the existing situation.

No trees are proposed for removal in order to facilitate development but the structure would slightly encroach on the root protection area of surrounding trees, including a veteran oak in the neighbouring garden. The tree protection plan has been reviewed by the Council's tree officer who considers it sufficient to demonstrate that the trees to be retained will be adequately protected in accordance with BS5837:2012. Helical piles are proposed which should ensure the impact on the trees to be retained is of an acceptable level. However the foundations details are yet to be confirmed by a structural engineer. Further details will be secured by condition.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

By virtue of the nature of the works and distance from residential windows, 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.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017 and policies SD2, SD4, SD5, BGI1 and BGI2 of the Draft Redington Froggnal Neighbourhood Plan (2020). The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Director of Economy, Regeneration and Investment