

Application ref: 2020/4176/P  
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Date: 31 March 2021

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

Phone: 020 7974 4444

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SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**47 B Caversham Road  
London  
NW5 2DR**

Proposal:

Erection of garden outbuilding

Drawing Nos: Site Location Plan, 3D Massing, Elevations, True elevations, Site Plan, Block Plan, Tree Plan GM01337 25/02/2021 E.

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: Site Location Plan, 3D Massing, Elevations, True elevations, Site Plan, Block Plan, Tree Plan GM01337 25/02/2021 E.

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

- 4 Notwithstanding the roof plan hereby approved, a green roof shall be installed to the outbuilding, full details of which shall be submitted to and approved by the local planning authority prior to commencement. The details shall include-

- i. a detailed scheme of maintenance;
- ii. roof plan at a scale 1:50
- iii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
- iv. full details of planting species and density.

The living 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 in perpetuity.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The windows on the south and eastern elevation of the garden room hereby approved, shall be obscure glazed and fixed shut and shall be retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 of the London Borough of Camden Local Plan 2017.

- 6 The outbuilding hereby approved shall remain ancillary to the use of the main property 47 B Caversham Road, and shall not be used as separate self contained residential accommodation or business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall 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.

Informative(s):

1 Reasons for granting permission:

This application follows approval of similar scheme for an outbuilding on this site with a smaller footprint. For the avoidance of doubt, the proposed garden room is a single storey timber clad building with anthracite grey aluminium framed fenestration, including a biodiverse roof. The foot print is 6m by 4m, with a maximum height of approx. 2.9m.

The proposed rear garden building is considered acceptable in terms of design, positioning, materials, height and scale.

Apart from the increase in footprint, all other details are the same as the approved scheme. The increase in floor area is considered to be acceptable and would not affect the character of the rear garden nor would it be overly dominant or incongruous in this setting.

Following development the host property would retain approximately 75% of the open rear garden space. Furthermore, the proposed garden room would ensure a sufficient space between all boundaries to allow for wildlife corridors, and also for any future maintenance requirements.

One tree shall be removed as part of this development. This has been discussed with the Council Tree Officer who raised no objection.

Conditions attach to the approved scheme have been transferred to this decision to ensure; the protection of another tree; that biodiverse roof details are secured, along with; obscured glazing to side windows, and; to ensure the garden room remains as ancillary to the residential use of the host flat.

The Council Conservation Officer raised no objection to the initial scheme and did not object to the increase in size as proposed.

The development is not considered to present any harm to neighbouring amenity. No objections were received prior to the determination of the application. 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 s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A2, A3, CC3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 2 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.

- 3 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).
- 4 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.

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