

Application ref: 2020/2445/P  
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Date: 28 April 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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Lee Fenton Planning Services  
Carrfield  
Ingol Lane  
Hambleton  
FY6 9BJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**86 A Maygrove Road**  
**London**  
**NW6 2ED**

Proposal: Erection of a single storey outbuilding.

Drawing Nos: Site location plan, LF/NG/3507, Sedum roof section 1:20, Sedum roof details, Cedral cladding brochure

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:

Site location plan, LF/NG/3507, Sedum roof section 1:20, Sedum roof details, Cedral cladding brochure

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

- 3 The outbuilding hereby approved shall only be used for purposes incidental to 86A Maygrove Road and shall not be used as a self-contained residential or commercial unit.

Reason: To ensure that the future occupation of the building does not create inappropriate and substandard accommodation or adversely affect the amenities of the immediate area by reason of noise and traffic congestion, in accordance with policies D1, A1, H6 and T2 of the London Borough of Camden Local Plan 2017.

- 4 The green roof, hereby approved, shall be installed and maintained in accordance with the approved drawings (Sedum roof section 1:20, Sedum roof details), and permanently maintained as such thereafter.

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposed studio outbuilding would be of an acceptable design, scale and siting within its specific context. It would be subordinate to the host dwelling and of a similar scale to the neighbouring outbuilding. The proposed development would be made up of materials typical of a garden structure and would have a green roof, complementary to its garden setting. It would be positioned to the rear of the property's garden and maintain sufficient soft landscaped garden space and not form a visually obtrusive feature within the surrounding area.

A tree would be removed to facilitate the outbuilding, permission is not required for its removal however a replacement tree would be planted elsewhere in the rear garden. The proposed green roof would have an appropriate species mix, substrate depth and be subject to an acceptable maintenance plan for its type and scale.

Given the size and siting of the development in relation to neighbouring habitable windows, it would not result in any significant loss of light, privacy or outlook to neighbouring properties. No new views would be afforded beyond what has been established. The outbuilding's use would be strictly ancillary to the main dwelling house (controlled via condition), it would be solely accessed through the rear garden of 86A Maygrove Road and would not contain any noise-generating plant equipment.

No objections were received following statutory consultation. These and the site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1, A1 and A3 of the Camden Local Plan (2017) and Policy D2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015). The proposed development also accords with the policies of the London Plan (2021) and 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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.

- 4 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).

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