

Application ref: 2020/5955/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Email: Nathaniel.Young@camden.gov.uk
Date: 27 April 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

T J Evans Ltd
Holly's Choice
Spithurst Road
Barcombe
BN8 5EF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
15 Rondu Road
Cricklewood
London
NW2 3HB

Proposal: Erection of a single storey outbuilding and toolshed.

Drawing Nos: 519/028/11 A, Arboricultural report ref: AFRC/js/111.2

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:

519/028/11 A, Arboricultural report ref: ha/an1/6lg/2020

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 Flat 2, 15 Rondu 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 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 Africa Arboriculture and Forestry: Research and Consultancy ref: AFRC/js/111.2. 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."

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.

Informative(s):

- 1 Reasons for granting permission:

Officers note that the proposal is similar to what was previously approved on the site under application ref: 2019/5197/P. The proposed outbuilding and toolshed would be of an acceptable design, scale and siting. They would be subordinate to the main dwelling house in scale. They would appropriately be made up of lightweight materials which would complement their garden setting and would not form visually obtrusive features. They would be positioned to the rear of the subject property's garden and would retain a sufficient proportion soft landscaped garden.

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, it would be solely accessed through the rear garden of the host property and would not contain any noise-generating plant equipment.

No excavation and no tree removal is required to facilitate the outbuilding. The supporting tree documents demonstrate that there would be no significant detrimental impact to nearby trees.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposal is in general accordance with Policies D1, A1 and A3 of the Camden Local Plan 2017 and Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021, 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, 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) 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