

Application ref: 2021/0317/P  
Contact: Angela Ryan  
Tel: 020 7974 3236  
Email: [Angela.Ryan@camden.gov.uk](mailto:Angela.Ryan@camden.gov.uk)  
Date: 4 May 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Garden2office Ltd  
37 Sandy Lane  
Wokingham  
RG41 4SS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Maisonette Lower Ground And Ground Floor**  
**23 Fortress Road**  
**London**  
**NW5 1AD**

Proposal: Erection of a single-storey outbuilding in the rear garden for use ancillary to lower ground and ground floor flat

Drawing Nos: Site location Plan; Block Plan; Proposed Garden Studio and Store Plan and Elevations (prepared by Garden2office Ltd, dated January 2021).

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; Block Plan; Proposed Garden Studio and Store Plan and Elevations (prepared by Garden2office Ltd, dated

January 2021).

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

- 3 The outbuilding hereby approved should only be used for ancillary purposes to the residential unit and not as a separate or independent use/residence.

Reason: To safeguard the amenities of the adjoining properties and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the erection of a single-storey outbuilding in the rear garden for use as an art studio. The outbuilding is proposed to be 2.6m high, 4.1m long and 4.5m wide, providing a floor area of approximately 10.6m<sup>2</sup>. It will be clad in black timber on the front and side elevations with uPVC cladding on the rear. 2x rooflights are proposed to be installed on the roof of the outbuilding, and the roof is to be clad in black EPDM (rubber). Window openings are proposed to be triple glazed timber framed with a dark grey painted finish. The proposed timber clad outbuilding is considered to be acceptable for the garden setting.

The application site is included in Camden's Local List and is identified as being within a group of buildings noted for their architectural and townscape significance. Given the siting of the proposed outbuilding, the proposal would not adversely affect the character and appearance of the host building; or the existing street scene as it would not be visually prominent from the wider public realm. As such, the proposal would preserve the character and appearance of the host building and the area in general.

The outbuilding will be positioned at the end of the garden where the rear boundary is shared with a two-storey housing development. The rear of the site benefits from having very dense greenery/foliage obscuring views out or into the rear of the application site. Therefore, there would be no significant impact on existing residential amenity by way of overlooking, loss of privacy, loss of outlook, loss of natural sunlight/daylight or potential light spill.

No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policy D3 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 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)
- 5 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.

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



Daniel Pope  
Chief Planning Officer