

Application ref: 2021/0412/P
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Date: 11 May 2021

Development Management
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London Borough of Camden
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Planning Potential Ltd.
Magdalen House
148 Tooley Street
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SE1 2TU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**35A Broadhurst Gardens
London
NW6 3QT**

Proposal:

Erection of a timber-clad outbuilding with green roof in rear garden following demolition of the existing garden room.

Drawing Nos: Proposed GF Plan - Rev 1, Exist GF Plan Rev 1, Arboricultural Survey Impact Assessment and Method Statement dated 10/04/2021

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: Proposed GF Plan - Rev 1, Exist GF Plan Rev 1, Arboricultural Survey Impact Assessment and Method Statement dated

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

- 3 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 and shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". Prior to the commencement of works on site, tree protection measures shall be installed in accordance with the approved protection details and shall remain in place for the duration of works on site.

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.

- 4 The living roof in the area indicated on the approved roof plan shall be fully provided and maintained in accordance with the details hereby approved prior to first use of the outbuilding.

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 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The outbuilding hereby approved shall only be used for purposes incidental to the use of the main property at 35A Broadhurst Gardens and shall not be used as a separate residential dwelling or a business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and prevent substandard living accommodation and excessive on-street parking pressure in accordance with policies A1, H6 and T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The roof of the outbuilding has been revised from an angled form to a flat roof design with a height of 2.7 metres to the eaves. A green roof has also now been provided.

The proposed outbuilding would be replace an existing outbuilding of a similar footprint and massing. The new and enlarged outbuilding would extend 1.5m further to the side than the existing structure, to be flush with the neighbouring boundary wall. The open character and amenity value of the garden would not appreciably change with the loss of this already enclosed space. The outbuilding would retain the L- shaped plan form and the maximum width of 7.4m would be replicated.

The use of timber cladding is appropriate for the rear garden context. The green roof would help the structure visually blend in with the garden setting. The use of glazing and timber framed windows and doors is appropriate. The outbuilding would not be visible from the public realm. It is considered acceptable in size and design and would 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.

The applicant has provided an arboricultural report which has been assessed by the Council's Tree Officer. The trees on site would be retained and protected in accordance with the tree protection measures described in the report. A compliance condition is attached to ensure the implementation of these measures.

The living roof with sedum planting is considered to be suitable for the site and to be of sufficient substrate depth to support the sedum species proposed. A maintenance procedure has been submitted to ensure the quality of the living roof is maintained. The details are acceptable and the implementation is secured by condition.

The outbuilding would be set sufficiently away from neighbouring boundary fences and windows to ensure that there would be no impact on light or outlook. The inclusion of a green roof would mitigate the visual impact from surrounding residential windows. A condition is attached to ensure the outbuilding only used for ancillary purposes in relation to the ground floor flat. Overall there would be no adverse impact on residential amenity.

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 proposal is in general accordance with policies CC1, CC2, CC3, D1, D2, A3 and A1 the London Borough of Camden Local Plan 2017. 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 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.

- 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) 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer