

Application ref: 2021/0883/P  
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**Development Management**  
Regeneration and Planning  
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Creative Ideas & Architecture Office  
Brickfields Business Centre  
37 Cremer Street  
LONDON  
E2 8HD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**  
**19 Weech Road**  
**London**  
**NW6 1DL**

Proposal: The demolition of existing garden shed and erection of a new outbuilding at the rear of the property for the use as home office/gym.

Drawing Nos: 129-3EX: 11,12 ,13  
129-3GA: 11 Rev A, 12 Rev A, 13 Rev A, 14 Rev A  
Design & Access Statement

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 of the London Borough of Camden Local Plan 2017 and policy 2 (Design and character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 3 The development hereby permitted shall be carried out in accordance with the following approved drawings:

129-3GA: 11 Rev A, 12 Rev A, 13 Rev A, 14 Rev A

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

- 4 Prior to commencement of development, full details in respect of a green roof shall be submitted to and approved by the local planning authority. The details shall include:

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

The green 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.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017 policy 2 (Design and character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 5 The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Flat 1 19 Weech Road.

Reason: To protect amenity of adjoining occupiers and also ensure the outbuilding hereby permitted does not become a self-contained dwelling, separate and apart from the original dwellinghouse known as 19 Weech Road in accordance with policies H1, H6, A1 and A4 of the Camden Local Plan 2017 and policies 1 (Housing) and 2 (Design and character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015

Informative(s):

1 Reasons for granting permission:

The proposed outbuilding would not result in any significant harm to the visual or residential amenity of any neighbouring occupiers.

Situated at the rear of the site, 2.5m in height, with timber clad walls and a flat green roof, the proposed outbuilding would not be overbearing upon the visual amenity of any neighbouring occupiers, harmful to the outlook from neighbouring rooms or gardens or detrimental to any townscape or heritage interests. The site is not within a Conservation Area and there are no Listed buildings in the vicinity.

The proposal would not result in the loss of any existing trees. A green roof is indicated and a condition to secure details of the green roof is attached in the interests of the appearance and biodiversity of the garden environment.

The building would be sited close to the rear elevation of 525 Finchley Road but, single storey in height and oriented to the side of the rear elevation of this property, it would not be unduly overshadowing or harmful to outlook.

The building would be approximately 8m from the rear elevation of the main building and it would not result in any loss of light or outlook from any dwellings on Weech Road or Finchley Road to the rear. It would not give rise to any direct overlooking of any neighbouring rooms or gardens.

No letters of objection have been received following statutory consultation.

The application site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, H1, H6, A1, A3, A4, D1, CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017 and policies 1 and 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. 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](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.

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