

Application ref: 2021/0413/P  
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**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)

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London Garden Rooms  
221 High Road  
South Woodford  
London  
E18 2PB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**  
**130 Fellows Road**  
**London**  
**NW3 3JH**

Proposal:

Erection of a single storey outbuilding  
Drawing Nos: P130-0, P130-02, Site Location Plan, Site Block Plan, Design and  
Access/Heritage 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 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: P130-0, P130-02, Site Location Plan, Site Block Plan, Design and Access/Heritage Statement

Reason:

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

- 4 The single storey outbuilding hereby approved shall be permanently used in conjunction with Flat 1, 130 Fellows Road and shall not be used as a self-contained unit for accommodation.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area in accordance with policies G1, CC1, D1, A1 and of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
  - i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs 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 D1 and D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The proposed single storey outbuilding would replace an existing garden structure albeit with an increased floor space of 13.3sqm of the host building's

rear garden area. This would be equivalent to 14% of the rear garden area, and a modest increase in footprint as such would not result in substantial loss of grass or soft landscaping. The proposed floor space would serve as a garden room ancillary to the basement flat. A condition would be attached to ensure it does not become a self-contained dwelling.

The proposed structure would be built with timber cladding and incorporate large aluminium framed glazing panels with a flat green roof design. The proposed design and materials would appear similar to materials used on other outbuildings evident in surrounding rear gardens. Officers consider the proposed materials to be appropriate for the garden context and would result in the development appearing as a visually lightweight structure within the rear garden area.

The proposed structure would not be visible from the public realm. Although, its green roof design would be visible from the rear windows of neighbouring properties. Given that the structure would be located within an otherwise small scale garden officers consider the proposed green roof would contribute to lessening the structure's bulk and massing. As such would not adversely harm the sense of openness within the rear garden area and surrounding conservation area. The proposed green roof would also allow for sustainable drainage and improvements to biodiversity.

The proposed outbuilding with its height of 2.5m would be set back 350mm from the eastern and rear boundary wall and 2.960m from the western boundary wall. Given its scale and siting within the rear garden area officers do not consider it would give rise to a harmful loss of daylight or increased overshadowing impact. It is also noted that no side facing opening is proposed as such would not give rise to increase overlooking impact.

No objection was received during the public consultation period. The site's planning history was taken into account when determining this application.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, A3, D1 and D2 of the Camden Local Plan 2017 and the proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2019.

- 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