

Application ref: 2021/2597/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Alex Vlachos
The Garden House,
Vale Of Health
London
NW3 1AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

The Garden House
Vale Of Health
London
NW3 1AN

Proposal:

Demolition of existing brick garden shed and replacement by new outbuilding with timber and zinc cladding.

Drawing Nos: EX 570 Rev TI, PR 570 Rev TI, GH10_1001.

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- Design and Access Statement dated 7.12.17 by

James Gorst architects; GH10-1001; EX570 revT1; PR750 rev T1

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site) for the proposed timber and zinc cladding and timber windows.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Notwithstanding the provisions of Class C3 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the outbuilding shall only be used for ancillary purposes to the main Garden House and shall not be used as a separate and independent Class C3 dwelling unit.

Reason: To ensure that the future occupation of the building complies with policies for new housing and does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure etc, in accordance with policies H7, T2, D1 and A1 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 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 Reasons for granting permission.

This application is effectively a renewal of the previous permission ref 2017/6784/P dated 24/04/2018 that has now expired. The scheme is identical to that approved and continues to be acceptable, as circumstances of the site and policy context have not changed since that decision.

The scheme is for the rebuilding of the derelict shed outbuilding with an identically sited, sized and shaped structure. It is seriously derelict and structurally unsound and unsafe, thus it has been decided that it is better and easier to demolish and rebuild rather than reclad as originally proposed and approved by an earlier permission ref 2016/2600/P. The proposed shed would be the same size as existing and with a concrete base, timber-clad walls and zinc-clad roof plus 3 timber windows and door.

The 'shed' is behind the entrance archway passage to the house and hidden behind the high retaining boundary walls, thus it is not visible from the street or to any neighbours. It has no architectural or historic merit and is seriously dilapidated and dangerous so requires demolishing. In terms of materials, the walls would be timber-clad as before, to match the cladding of the previously approved new outhouse and main dwellinghouse, but the roof would be zinc-clad. These materials are considered acceptable in principle subject to sample details secured by condition as before.

No objections are raised to the size, location or design of this structure on the basis that it replaces an existing derelict shed of same size and it matches that of the previously approved outbuilding ref 2017/6784/P. The new shed would be sympathetic and subordinate to the design and form of the main dwellinghouse and would preserve the character and appearance of the surroundings, conservation area and adjoining Hampstead Heath across the pond.

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.

As there is no increase in size and visual bulk, there would be no impact on the

open character of the surrounding Metropolitan Open Land and Private Open Space and it complies with NPPF criteria for development on Green Belt land (as required by Camden Local Plan policy A2).

In terms of neighbouring amenity, window openings would be in the same positions as existing and do not face any neighbours. There would be no impact on neighbouring amenity in terms of loss of light, outlook and privacy nor increase in light and noise pollution.

The outbuilding would remain as ancillary accommodation to the main house. There is no intention to use it as a separate Class C3 dwelling house which would not be acceptable here on housing and transport grounds. A condition is again imposed to clarify this and avoid any misunderstanding, as was deemed necessary on the previous permission 2017/6784/P.

Objections were received from the Conservation Area Advisory Committee and two neighbours relating solely to the fact that the documentation was not visible online; this was rectified and no objections have been received since. The site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, A2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer