

Application ref: 2021/2809/P
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Date: 6 August 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phone: 020 7974 4444

planning@camden.gov.uk
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F Line Designs Ltd
12 Berghem Mews
Blythe Road
Hammersmith
London
W14 0HN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
28 B St Edmund's Terrace
London
NW8 7QB

Proposal:
Erection of pergola in front garden

Drawing Nos: FL231-01; FL231-02 (Site Location); FL31-03; FL31-04; FL31-05; FL31-06; FL31-07; FL31-08; FL231-02 (Sections)

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: FL231-01; FL231-02 (Site Location); FL31-03; FL31-04; FL31-05; FL31-06; FL31-07; FL31-08; FL231-02 (Sections).

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

Informative(s):

1 Reasons for granting

The proposed pergola structure would measure 2.75 metres wide by 5.1 metres long and it would measure up to 2.5 metres tall. The top / roof would feature rotating blinds. The colour would be Moss Green (RAL 6005). It would be located to the front of the host building, within the front garden, which is enclosed by a brick wall.

Owing to the high front boundary and the property's set back from the street, the pergola would not be readily visible outside of the application site. Although glimpses of the proposed pergola may be possible, by virtue of its design, it is not considered that the structure would detract from the character and appearance of the host building, its garden, or the streetscene along St Edmund's Terrace.

Neither is it considered likely that the proposed structure would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

- 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