

Application ref: 2020/5238/P  
Contact: Obote Hope  
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Date: 10 August 2021

**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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Green Retreats Ltd  
Hangar 4  
Westcott Venture Park  
Aylesbury  
HP18 0XB

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**105 Canfield Gardens**  
**London**  
**NW6 3DY**

Proposal:  
Erection of timber clad outbuilding to rear garden.  
Drawing Nos: ELNS1; GPNS1; 200900733GRS1; CE1; Buy a Plan OS Map- 00574271-18C27A; Block Plan by Buy A Plan ref; 00574270-27358A; Design and Access Statement commissioned by The Green Retreats Group no date and Tree Statement commissioned by The Green Retreats Group no date.

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 ELNS1; GPNS1; 200900733GRS1; CE1; Buy a Plan OS Map- 00574271-18C27A; Block Plan by Buy A Plan ref; 00574270-27358A; Design and Access

Statement commissioned by The Green Retreats Group no date and Tree Statement commissioned by The Green Retreats Group no date.

Reason:

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

- 3 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.

- 4 The outbuilding hereby approved shall only be used for purposes ancillary to the residential use of Flat B 105 Canfield Gardens and shall not be used as a separate dwelling or independent business use.

Reason: To safeguard the amenities of the adjoining properties and the area generally in accordance with the requirements of policies A1 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission:

The application property is a detached Victorian property and is divided into 6 x self-contained flats and the applicant's property is the ground floor flat which has full access to the rear garden. The site is within the South Hampstead Conservation Area.

The outbuilding/studio would measure 2.8m deep x 3.7m wide and have a maximum height of 2.5m with an internal space of approximately 9sqm. It would have timber cladding, aluminium framed door on the north and aluminium framed window to the east elevation. The outbuilding would be located at the rear of the garden on the hardstanding and it is considered to be appropriate in size and would retain a reasonable proportion of the garden space. The design and timber cladding of the outbuilding is considered appropriate for its garden setting. The rear location of the outbuilding means that it would not adversely impact the street scene as it would not be visually prominent from the public realm. Thus, the proposal would preserve the character and appearance of the Conservation Area.

The Council's Tree Officer has been consulted and has raised no objection to the proposed works considering the proposal would be erected on the existing hardstanding to the rear.

The outbuilding would be to the rear end of the garden and would be located alongside the boundary adjacent to the existing garden shed to 103 Canfield Gardens. In relation to 103 Canfield Gardens and the other flats in No. 105, the proposed outbuilding would be largely concealed behind both an existing shed

in the garden of 105 and adjacent to a shed in the garden of No. 103 which is of a similar height to the proposal making it not appear unduly prominent. Being well set back from the boundary with 107 Canfield Gardens and only very marginally higher than the rear boundary fence behind which the properties and gardens are set at an elevated level, the proposal would not cause any undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook, sunlight, daylight and overshadowing and vibration.

It is not considered that the proposed development would cause harm in terms of noise pollution and a condition has been attached to safeguard the use of the approved outbuilding for ancillary purposes to the residential unit only and not as a separate or independent use/residence.

No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 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 London Borough of Camden 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.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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)

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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 2021.

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 positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer