

Application ref: 2020/0202/P
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Development Management
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Ms Caroline Stuart
68a Caversham Road
Kentish Town
NW5 2DS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

68 Caversham Road
London
NW5 2DS

Proposal:

The erection of a single storey outbuilding; plus the extension of the existing raised ground floor level balcony to the rear elevation.

Drawing Nos: Site Location Plan, Site Block Plan (received 16/01/2020)

L(-2)300, L(-3)300, L(-4)300 (received 08/10/2020)

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: Site Location Plan, Site Block Plan (Received

16/01/2020), 01 Rev A, 02 Rev A, 03 Rev A, 04 Rev A, 134_0100, 134_0100, 134_1001, Arboricultural report impact assessment & Method Statement, Tree Constraints Plan, Tree Schedule, L(-2)300 Rev 1, L(-3)300 Rev 1, L(-4)300 Rev 1 (Received 08/04/2021)

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

- 3 The outbuilding hereby approved shall only be used for purposes ancillary to the residential use of 68 Caversham Road and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies G1, A1, H6 and H7 of the Camden Local Plan 2017 and Policy D1 of the Kentish Town Neighbourhood Plan 2017.

- 4 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, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural method statement by Crown Tree Consultancy dated 8th April 2021 ref: 10732 rev. 1. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The project arboriculturalist shall supervise and monitor the works in accordance with the approved arboricultural report for the duration of development. The foundations and ventilated void shall be constructed in accordance with the approved arboricultural report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

This application relates to the erection of a single storey outbuilding together with the installation of a rear elevation balcony at raised ground floor level. The proposed balcony would be similar to a previously approved scheme on the same site (2019/1038/P) granted on 18/04/2019.

The proposed single storey outbuilding would replace an existing structure within the host property's rear garden area albeit with an increased footprint and slightly further set away from the neighbouring properties boundary walls. 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 at No.66 Caversham Road (2017/0689/P granted on 19/04/2017). A condition would be added requesting details of the proposed green roof are submitted prior to installation.

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 be partly screened by boundary walls which it is set back from as such it is not considered that its form and massing would give rise to adverse overbearing or loss of light impact. Furthermore, officers note that the proposed height would be similar to those of existing outbuilding at No.66 and No.70 therefore would not result in adverse overbearing impact, therefore continuing an already extant pattern of development to the rear of these Caversham Road properties.

Officers have given regards to the nearby trees and consider the proposed structure would not have any undue impact on them by virtue of its light weight form. A plan for tree protection measures throughout the construction has been submitted and is considered acceptable. A condition ensures that the plan be put into effect for the duration of the works.

The proposal seeks to extend the balcony already in place by an additional 1.05m to run beneath the kitchen window. The proposed design and materials would match the existing and as such officers do not consider it would appear out of scale or character within the context of the host property's rear elevation.

Given the presence of several balconies along the rear elevation of properties on this terrace the rear elevations and gardens between neighbouring properties are subject to an amount of mutual overlooking. The small amount of additional overlooking introduced by the proposed balcony would therefore not be noticeably intrusive.

No objections have been received from neighbouring properties. The site's planning history was taken into account when determining this application.

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, Policy D1 of the Kentish Town Neighbourhood Plan 2017 and the proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2019.

- 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 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.

- 3 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)

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