

Application ref: 2020/1858/P
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Date: 19 January 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
www.camden.gov.uk/planning

KMG Partnership
Fives Court
83 The Crescent
Abbots Langley
WD5 0DR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
22 Heath Drive
London
NW3 7SB

Proposal:

Erection of a single storey outbuilding plus landscaping works in the rear garden
Drawing Nos: Drawing 3.0 Rev 2, Drawing 3.1 Rev 1, Drawing 4.1 Rev 1, Drawing 4.2 Rev 1, Drawing 4.3 Rev 1, Drawing 4.4 Rev 1, Drawing 4.5 Rev 1, Arboricultural Planning and Method Statement (Received 03/03/2020), 714-101 Rev P3 (Received 11/12/2020)

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: Drawing 3.0 Rev 2, Drawing 3.1 Rev 1, Drawing 4.1

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

- 3 Prior to the commencement of any works on site, all trees to be retained shall be protected during construction work. 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 the tree protection details hereby approved and shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction".

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.

The proposed single storey outbuilding would cover 24sqm, less than 20% of available space within the rear garden area. The proposed structure's flat roof design with a height of 2.83m would be set back from the boundary wall by 500mm. It is considered that the proposed structure would have an acceptable scale, height and footprint within the context of the rear garden area.

The proposed structure would not be visible from the public realm. Its timber clad exterior and large glazing panels allow the outbuilding to appear as a lightweight structure within the rear garden area. The structure's natural appearance and modest size would be appropriate to the character of the rear garden area and would not harm the character and appearance of the surrounding Redington/Frogna Conservation Area.

The landscaping works within the rear garden are considered to be acceptable in design terms. The new structure's foundations would not adversely impact the tree adjoining it and appropriate conditions are added to ensure this tree is protected onsite.

The proposed outbuilding, by virtue of its design, orientation, location and height, would not give rise to adverse loss of daylight, sunlight, outlook or privacy to neighbouring properties and rear garden areas.

One objection was received prior to making this decision. This and the planning history of the site have been 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.

The proposed development is in general accordance with Policies A1, A3, D1 and D2 of the Camden Local Plan 2017 and Policies BD1 and BD2 of the Redington/Frognaal Neighbourhood Plan. The proposed development also accords with the London Plan 2016 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.

- 4 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).

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 positioned above the printed name.

Daniel Pope
Chief Planning Officer