

Application ref: 2021/1468/P
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Date: 31 August 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

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

Tom Gabriel
5 Corinium Gate
St Albans
AL3 4HX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
52 Fordwych Road
London
NW2 3TG

Proposal:

Erection of a detached studio building and replacement fencing.

Drawing Nos: Block / site plan received 27/03/2021, Replacement fencing plan and elevation no. 02, Outbuilding floor plan 02, Outbuilding elevation 03, Design and Access Statement.

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: Block / site plan received 27/03/2021, Replacement fencing plan and elevation no. 02, Outbuilding floor plan 02, Outbuilding elevation 03, Design and Access Statement.

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

- 3 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of Flat B, 52 Fordwych Road and shall not be used as a separate independent Class C3 dwelling or used for commercial purposes.

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 A1 (Managing the impact of development) and H6 (Housing choice and mix) of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The outbuilding would measure 5.6m wide, 4.6m deep and 2.8m tall. It would feature a large glazed window and door to the front, two small windows to the sides and would be clad in composite timber cladding. Although fairly large in footprint, the outbuilding would be set away from the rear and side boundaries allowing space for a wildlife and biodiversity corridor, and would retain more than 50% of the existing garden area and preserve the amenity value of the existing open space. Furthermore, the use of the building for ancillary domestic purposes would not alter the existing residential character of the rear garden.

The contemporary design and modest scale of the outbuilding would respect the appearance and character of the existing property and its surroundings. The material palette of wood composite cladding and glazing would be appropriate to its informal garden setting. Although there would be views of the outbuilding from St Cuthberts Road, it would be an appropriate design and size in keeping with similar structures to neighbouring properties, and would not harm the appearance of the host building or streetscene.

The proposals also include the installation of new replacement timber fencing to the boundaries which would be appropriate in the garden setting and is acceptable.

The proposed outbuilding would be located in close proximity to a window on the flank elevation of no. 23 St Cuthberts Road; however, this property has been converted into flats and this window serves an internal stairwell. Given it is not a habitable room, any reduction to daylight reaching this window would not harm the amenity of occupiers such as would warrant refusing the application on this basis. Likewise, given the distance to the neighbouring buildings at nos. 50 and 54 and the existing boundary treatments which would prevent direct overlooking, the outbuilding would be unlikely to result in a significant adverse impact to the residential amenity of surrounding properties in terms of a loss of outlook, daylight or privacy.

No objections were received prior to determination and the site's planning and appeal history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, and D1 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and 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 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', written in a cursive style.

Daniel Pope
Chief Planning Officer