

Application ref: 2021/2826/P  
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Date: 20 September 2021

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

Phone: 020 7974 4444

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Green Retreats Ltd  
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:

**Flat 1**  
**50 Priory Road**  
**London**  
**NW6 3RE**

Proposal:

Erection of a single storey timber clad outbuilding with sedum roof located in the garden of the site. Outbuilding to be used as home office.

Drawing Nos: 201201343TGOS1, Design and Access Statement, Heritage Statement, Sedum Roof Statement, Block Plan and Location Plan

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 201201343TGOS1, Design and Access Statement, Heritage Statement, Sedum Roof Statement, Block Plan and Location Plan

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

- 4 The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Flat 1, 50 Priory Road .

Reason: To protect amenity of adjoining occupiers and also ensure the outbuilding hereby permitted does not become a self-contained dwelling, separate and apart from the original dwellinghouse known as 50 Priory Road in accordance with policies H1, H6, A1 and A4 of the Camden Local Plan 2017.

- 5 The green roof, hereby approved, 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The site is a lower ground floor residential flat within a three-storey detached property situated on Priory Road. The site is within Priory Road Conservation Area.

Planning permission is sought for the erection of a single storey outbuilding to the rear of 50 Priory road. The outbuilding will be an incidental use as a home office and have a sedum green roof. The application site is adjacent to the grade II listed St Mary's Church boundary walls which are part of the listing. The outbuilding is timber clad and measures 2.5m in height, 4.2m in width and 3.1m in depth. The design also includes bi folding doors.

The scale of the outbuilding would be subordinate to the host dwelling and would not occupy an excessive proportion of the garden. The outbuilding is timber clad and appears sympathetic to its garden setting. Considering the large walls adjacent to it the proposal would not impact on the character of the listed building or the area as a whole. The proposal from a design perspective is considered acceptable. Upon consultation with the planning agent the air conditioning unit was removed from the design.

It is not considered there would be any significant detrimental impact to residential amenity. Due to the siting and scale of the outbuilding in relation to neighbouring habitable windows, there would be no undue loss of outlook, light, privacy.

The inclusion of a green roof, is supported, this will help compensate for any garden space loss, reduce flood risk and improve biodiversity. The details submitted are considered to be acceptable. A condition is attached to ensure that the green roof is implemented and maintained in accordance with the submitted details.

No objections have been received. The relevant planning history of the site was 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 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, A3, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 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).
- 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](http://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 'DP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer