

Application ref: 2021/0672/P  
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Date: 5 October 2021

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

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Martins Camisuli Architects  
Unit1, 2a Oakford road  
london  
NW5 1AH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat Lower Ground And Ground Floor**  
**16 Osprunge Road**  
**London**  
**NW5 2JE**

Proposal:

Erection of a single-storey outbuilding within the rear garden of the property.

Drawing Nos: Site location plan; 207(02)01 Block Plan, (02)02, (02)03, (02)04, (02)05; Arboricultural Impact Report by Liam McGough Tree Services dated 27-04-2021; email from Liam McGough to Nick Bell dated 24 September 2021 @ 13:26; Sedum Blanket Datasheet from Green Roofs Direct, Extensive Sedum Roof Maintenance Schedule by Green Roofs Direct.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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; 207(02)01 Block Plan, (02)02, (02)03, (02)04, (02)05; Arboricultural Impact Report by Liam McGough Tree Services dated 27-04-2021; email from Liam McGough to Nick Bell dated 24 September 2021 @ 13:26; Sedum Blanket Datasheet from Green Roofs Direct, Extensive Sedum Roof Maintenance Schedule by Green Roofs Direct.

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

- 3 The ancillary accommodation hereby approved shall only be used for purposes incidental to the residential use of the Lower Ground And Ground Floor flat at 16 Ospringe Road and shall not be used as a separate independent dwelling or business unit.

Reason: To ensure that the future occupation of the outbuilding does not adversely affect the amenity of immediate area by reason of noise, traffic congestion and excessive on-street parking, in accordance with policies G1, A1 and T1 of the London Borough of Camden Local Plan 2017

- 4 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 approved protection details.

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 policy A3 of the London Borough of Camden Local Plan 2017.

#### Informatives:

- 1 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).

## 2 Reasons for granting permission.

The rear outbuilding would have a shallow pitched roof, external walls 2.5m in height, and would be set in from the west boundary by 800mm. The front of the outbuilding is set below an overhang which means the footprint of the building is small than the roof, and this would not be read as part of the bulk of the the structure. This layout and design would ensure the new structure is not overly dominant in the garden space, particularly as the end of the garden kinks to the east, reducing visibility.

The set-back would also allow for ease of access for maintenance of the building, and to maintain a wildlife corridor to promote local biodiversity.

The outbuilding would be finished in larch panelling on all sides. A large door opening beneath an overhang would face the terrace, providing shade.

The garden room would replace an existing smaller structure and area of decking and would not cause harm to the character and appearance of the host property or the rear garden. Other properties have rear garden buildings e.g. nos. 6 (ref. 2016/4257/P) and 12 (ref. 2008/3736/P).

There are trees on neighbouring sites but an arboricultural report demonstrates that these would not be harmed. Camden's Landscape officers have agreed with these findings subject to foundation and tree protection conditions. In addition, a sedum roof is proposed, which is welcomed, and further reduces visual impact, greening the structure.

The proposed outbuilding would not result in any loss of daylight, outlook or privacy to neighbouring occupiers. A condition is attached to ensure the outbuilding is used as ancillary space to the ground/ lower ground floor flat and not as a separate dwelling.

No objections were received. A consultation response was received from the Kentish Town Neighbourhood Forum, which stated that the Forum was neither in favour of nor against the proposal.

The planning history of the site and the surrounding area were taken into account in reaching this decision.

The proposal is in general accordance with policies A1, A3 and D1 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

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 centered on the page.

Daniel Pope  
Chief Planning Officer