

Application ref: 2021/3712/P
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Date: 12 November 2021

Development Management
Regeneration and Planning
London Borough of Camden
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HSP Garden Buildings Ltd
1 Hampstead Court
Hampstead Avenue
Mildenhall
IP28 7AS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**51 Woodsome Road
London
NW5 1SA**

Proposal:

The erection of a timber outbuilding in a residential garden

Drawing Nos: 1:1250 Site Location Plan dated 01/08/21, 1:500 Block Plan dated 01/08/21, 1:500 Tree Plan dated 01/08/21, Proposed plan and elevations dated 01/08/21.

Supporting documents: 'Design and Access Statement - Incidental Building'

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:

1:1250 Site Location Plan dated 01/08/21, 1:500 Block Plan dated 01/08/21, 1:500 Tree Plan dated 01/08/21, Proposed plan and elevations dated 01/08/21.

Supporting documents: 'Design and Access Statement - Incidental Building'

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

- 3 The outbuilding shall be sited on the existing cobbled area at the rear of the garden. In the event that any works of excavation or re-grading of the garden is required, full details shall be submitted to and approved in writing by the Local Planning before any works commence. Where the base/foundation requires excavation they shall be accompanied by a method statement from an Arboriculturalist demonstrating appropriate measures to ensure that the works would not cause harm to the roots and health of trees in adjoining gardens. Thereafter, the development shall be carried out in precise accordance with the details thus approved.

Reason: To ensure protection of trees in neighbouring gardens in accordance with the requirements of policies A3, D1 and D2 of the Camden Local Plan 2017 and policies DC1, DC2, DC3, DC4, and ES2 of the Dartmouth Park Neighbourhood Plan 2020

Informative(s):

- 1 Reasons for granting planning permission:

The application is for a timber residential outbuilding with a lead roof at the rear of the single family dwelling house garden. It measures 4.2m width, 3m depth and 3.316m height. The building is within the Dartmouth Park Conservation Area and the housing is defined as making a positive contribution to the area. The site is also within the Dartmouth Park Neighbourhood Plan Area.

The proposed outbuilding is not excessive in scale and adequate garden area would be retained. Its eaves height is of a similar height to existing boundary enclosure and the material proposed are suitable for the verdant garden setting. Consequently the development preserves the character and appearance of the conservation area.

The eaves height, being slightly taller than the boundary enclosure and incorporating a pitched roof means the outbuilding would not cause material loss of amenity to neighbouring occupiers.

There is a significant tree in a neighbouring garden that contributes to local amenity/character and the proposed outbuilding will have a footprint that partially extends under a small area of the crown spread. No details have been submitted relating to the required base/foundation; however, the applicant has confirmed by email that there is an existing hard surface that will be used. A

condition is therefore imposed require appropriate details should any additional excavation/foundation be required to safeguard the long term health of the tree. The Council is satisfied that, subject to this control, the development is capable of being implemented with harm to the long term health of the tree.

Overall the development accords with all relevant policies: A1, A3, D1 and D2 of the Camden Local Plan 2017 and policies DC1, DC2, DC3, DC4, and ES2 of the Dartmouth Park Neighbourhood Plan 2020.

Consultation was undertaken in accordance with statute and the Council's adopted Statement of Community Involvement and no representations were received. The Council has given special regard to the heritage asset in accordance with statutory requirements. All relevant planning history was taken into account in determining the application.

- 2 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.

- 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.

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 centered on the page.

Daniel Pope
Chief Planning Officer