

Application ref: 2021/3683/P  
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Date: 23 November 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Judd Street  
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Robert Savage Associates  
11 Eton Garages  
Lancaster Grove  
London  
NW3 4PE

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat A**  
**13 Crossfield Road**  
**London**  
**NW3 4NS**

Proposal:

Erection of outbuilding to rear garden with green roof.

Drawing Nos: 10591/TP/301, Meadowmat Wildflower Mat For Green Roofs,  
10591/TP/302A, Green roof maintenance.

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 plan: 10591/TP/301, Meadowmat Wildflower Mat For Green Roofs, 10591/TP/302A, Green roof maintenance.

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

- 4 The outbuilding hereby approved shall only be used for purposes incidental to the use of the main property (Flat A, 13 Crossfield Road) and shall not be used for any sleeping accommodation, or for any other purposes whatsoever, including separate residential accommodation, or as a business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and prevent substandard living accommodation in accordance with policy A1, H6 and T2 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The living roof shall be fully provided in accordance with the details hereby approved 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 outbuilding would retain the open character of the garden. It would be set away from boundary fences and not appreciably change the open character of the garden. It would be located to the rear on top of an existing raised deck with a concrete slab below. The use of timber cladding is appropriate for the rear garden context. The green roof would help the structure visually blend in with the garden setting. The extent of glazing and use of aluminium framed doors is acceptable. The outbuilding would not be visible from the public realm.

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 living roof with sedum planting is suitable for the site and to be of sufficient substrate depth to support the sedum species proposed. A maintenance procedure has been submitted to ensure the quality of the living roof is maintained. The details are acceptable, and the implementation is secured by condition.

The location of the outbuilding on an existing raised deck ensures that there would be no harm to tree roots.

The outbuilding would be set sufficiently away from neighbouring boundary fences and windows to ensure that there would be no impact on light or outlook. The inclusion of a green roof would mitigate the visual impact from surrounding residential windows. A condition is attached to ensure the outbuilding only used for ancillary purposes in relation to the ground floor flat. Overall, there would be no adverse impact on residential amenity.

No objections have been received prior to making this decision. The planning history of the site has been considered when coming to this decision.

As such, the proposal is in general accordance with policies CC1, CC2, CC3, D1, D2, A3 and A1 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 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](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 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer