

Application ref: 2021/2966/P
Contact: Jennifer Dawson
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Date: 9 December 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Ozbuild Ltd
71 Commonside East
Mitcham
Surrey
CR4 2QB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**46 Hemstal Road
London
NW6 2AJ**

Proposal:

Erection of a garden outbuilding in rear garden

Drawing Nos: TQRQM21168082625477, TQRQM21168085849954, Drainage

Document:001, A501:SK:001 P2, A501:WD:201 P2, A501:WD:202 P2, A501:WD:203 P2, A501:WD:204 P2, A501:WD:301 P2, A501:WD:302 P2

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- TQRQM21168082625477,

TQRQM21168085849954, Drainage Document:001, A501:SK:001 P2, A501:WD:201 P2, A501:WD:202 P2, A501:WD:203 P2, A501:WD:204 P2, A501:WD:301 P2, A501:WD:302 P2

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

- 3 The green roof in the area indicated on the approved roof plan shall be fully provided and maintained in accordance with the details hereby approved prior to first use of the outbuilding.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

- 4 The outbuilding hereby approved shall only be used for purposes incidental to the use of the basement and ground Floor flat at 46 Hemstal Road and shall not be used as a separate residential dwelling or a business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and prevent substandard living accommodation and excessive on-street parking pressure in accordance with policies A1, H6 and T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 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 proposed garden shed is subordinate in size to the overall garden and has a gap between the fencing on all sides. Its height at 3m is in keeping with other garden rooms built in the neighbouring properties. The floor area is approx. 12sqm which is modest in relation to the overall area of the garden at approx. 64sqm. The building shall also be furnished with timber cladding and a sedum roof which would contribute to the visual amenity and biodiversity of the rear garden landscape; the green roof is secured by condition.

The proposal's design and size is considered to be acceptable as it would not affect the character of the rear garden nor would it be overly dominant or incongruous in this setting. The materials are appropriate for this development.

The development would retain over 80% of the rear garden amenity space and would ensure a sufficient space between all boundaries to allow for wildlife corridors, and also for any future maintenance requirements.

The development is visible over neighbouring fences; however there is minimal loss of outlook and no additional loss of privacy, so there will be no impact on neighbouring amenity. A condition is imposed to require the outbuilding to only be used for purposes incidental to the use of the main property.

No objections were received prior to the determination of the application. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CC1, CC2, CC3, A1, A2, A3 and D1 of the 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.

- 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', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer