

Application ref: 2021/0909/P
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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

Life Space Cabins Ltd
Moorshead Sawmills,
Yealmpton
Plymouth
PL8 2ES

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**1 East Heath Road
London
NW3 1BN**

Proposal:

Replacement of garden shed structures with an outbuilding to front of main house.
Drawing Nos: Site Location Plan; P-02 Rev V-01; 1001 Rev B; P-04 Rev V-02;
Preliminary Ecological Appraisal dated Feb 2021; Bauder Pitched XF301 Sedum
System Revision: November 2020 V2.

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- Site Location Plan; P-02 Rev V-01; 1001 Rev B; P-

04 Rev V-02; Preliminary Ecological Appraisal dated Feb 2021; Bauder Pitched XF301 Sedum System Revision: November 2020 V2.

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.

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 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.
- 4 Reasons for granting permission:

The application building is a grade II listed semi-detached house dating from

circa 1875. The boundary wall is separately listed at grade II. It is located in Hampstead Conservation Area and the Hampstead Neighbourhood Area.

Presently there is an open sided timber shelter to the front side of the house, of which the ridge is visible from the street. Historic maps and a heritage statement from a previous application indicate that there was a conservatory in place in 1971 so the existing shelter does not contribute to the special interest of the listed building or conservation area.

The proposal is to replace the existing 2 sheds by one large timber clad cabin with the same footprint to be used as a home office. Revisions have been received to remove the pitched roof and reduce the overall height of the proposed structure. The proposed studio is approx. 3m high, 3m in width and 6m in length with a flat green roof. It will sit to the side of the building facing the street. Although appearing bulkier and more visible than the existing pitched roof structure, its scale will read as subservient to the main listed building due to the size and proportions of the host property. Although it will cover over one window adjacent to the side door to the house, it appears that this window is a later alteration as the brickwork around it appears slightly different to the historic brickwork on the rest of the house.

The top part and roof of the studio structure will be visible from East Heath Road but it will be set appreciably below the projecting balcony. It will be clad in larch timber which will naturally weather down to a silver grey colour and it will have a green sedum roof. These natural materials will be viewed in the context of the tree and planting along the boundary and will therefore sit comfortably in the garden setting which will help minimise its impact from the surrounding area. The sense of openness that the gardens provide to the character and appearance of the conservation area will be preserved. The timber cladding and sedum roof will contribute to the visual amenity and biodiversity of the landscape.

The location, design, size and materials are considered acceptable and will not harm the character and appearance of the host listed building, streetscene or conservation area.

Due to the nature of the proposed works replacing existing sheds, the works are not considered to result in harm to the amenity of neighbouring occupants in terms of loss of privacy, outlook or daylight/sunlight.

The Hampstead Neighbourhood Forum, on review of the revised drawings, have withdrawn their objection. The planning history of the site was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. 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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer