

Application ref: 2021/5632/P
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Date: 17 January 2022

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

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AS Studio Ltd
2 Magdalen mews
London
NW3 5HB
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
30 Upper Park Road
London
NW3 2UT

Proposal: Erection of a shed in rear garden for lower ground floor flat

Drawing Nos: 2030 (PLA): 001, 002, 003 A, 100, 101, 110 A, 111 B, 212 B, Design & Access Statement

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 drawings/document:

2030 (PLA): 001, 002, 003 A, 100, 101, 110 A, 111 B, 212 B, Design & Access Statement

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

- 3 Prior to commencement of development , full details in respect of a green roof on the shed hereby approved shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The details approved under this condition shall be fully provided 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.

- 4 The outbuilding hereby permitted shall only be used only for purposes ancillary to the residential use of the ground floor flat at 30 Upper Park Road.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies A1 and H3 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Due to the size, siting and design of the proposal, there would be no significant harm to the character or appearance of the Conservation Area or the visual amenity of the area.

3m in width, 3m in length and 2.5m in height (with a flat roof), and sited in the rear, south east corner of the site, the proposal would have the appearance of a domestic timber shed. It would not harm the character of the garden or the site and it would not detract from the character or appearance of the garden or buildings in the Conservation Area or the visual amenity of neighbouring occupiers.

The Council seeks to ensure that proposals do not result in any loss of landscape or biodiversity value. The provision of a green roof would ensure that there was no net loss of green space or biodiversity at the site. A condition to secure the provision and retention of a green roof is therefore recommended. The siting would allow for the provision of planting to 'soften' the appearance of the shed and provide a commensurate amount of planting at the site. A condition is also attached in respect of the provision of measures to

protect existing trees adjacent to the site of the proposal.

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.

Due to the size and siting of the proposal there would be no loss of amenity for any surrounding occupiers.

2.5m in height, the proposed garden building would not overshadow, obscure or result in any undue loss of outlook for any neighbouring occupiers. There are no windows that would be obscured or overshadowed at the site to the rear (8 Tasker Road).

The Design & Access Statement indicates that the use would be for the storage of garden tools and furniture and it could also be used as a children's play room.

The uses would not harm the residential character of the area or result in any more noise or disturbance than that which would ordinarily arise from the use of the garden by occupiers or visitors to the flat.

A letter of objection has been received and the objections are addressed in a Consultation Summary. The objections are not considered to be founded or sufficiently substantial to warrant a refusal of the application.

The application site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), A3 (Biodiversity), D1 (Design) and D2 (Heritage) of 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) 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', written in a cursive style.

Daniel Pope
Chief Planning Officer