

Application ref: 2021/5382/P
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Date: 25 January 2022

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

Bell Cornwell LLP
164-180 Union St
London
SE1 0LH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
24 Heath Drive
London
NW3 7SB

Proposal:
Erection of new shed in rear garden.
Drawing Nos: 0500, 005, 0300 rev K.

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: 005, 0300 rev K.

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

Informative(s):

1 Reasons for granting permission.

The application building is a Grade II listed red brick two storey detached property with a tall, tiled roof dated 1907 in the Neo-Georgian style. The building's architectural and historic interest are considered to contribute towards its significance.

The proposals involve the erection of a small timber-clad shed to the rear of the garden. It would be relatively discreet in size, measuring 2.1m high, with a footprint of 2m x 2m. Given the large size of the garden, the shed's distance from the dwellinghouse and its size and use of natural materials, the shed would not have a significant or harmful impact on the design of the rear landscaping nor on the setting of the listed building. The proposal would not cause harm to the special character or significance of the listed building nor the appearance of the wider conservation area.

Given the location and size of the shed, and the distance of 22m from the nearest neighbouring resident at no. 23, it would not impact neighbouring amenity by way of overlooking, loss of sunlight or outlook.

One objection has been received claiming that the shed will erode the setting of the listed property and be detrimental to the green corridors / rear gardens in the conservation area. As discussed above, the size of the shed is very modest and similar in size, design and appearance to a standard garden shed one would expect to see in a residential garden. It is located within an area that was previously proposed to store compost which has now been relocated to the rear of the garden. As such, the shed would not unduly impact biodiversity or the verdant character of the garden. The Redington Frognal Neighbourhood Forum objected to the application but withdrew their objection after further discussion of the proposals.

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

Special regard has been attached to the desirability of preserving or enhancing the character or appearance of the conservation area and to preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under sections 72 and 66 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, A3, D1 and D2 of the Camden Local Plan 2017 and policies SD1, SD2, SD4, SD5, BG1 and BG2 of the Redington Frognal Neighbourhood Plan 2021. 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



Daniel Pope
Chief Planning Officer