

Application ref: 2021/2498/P
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Date: 3 February 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

M B Francos-Taylor
Ground Floor
36 Loveridge Road
London
NW6 2DT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat Ground Floor
36 Loveridge Road
London
NW6 2DT**

Proposal:

Erection of timber garden building to rear garden.

Drawing Nos: 21001-01, Sheet 1/6, 2/6, 3/6, 4/6, 5/6, 6/6, location plan and design and 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 plans: 21001-01, Sheet 1/6, 2/6, 3/6, 4/6, 5/6, 6/6.

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

- 3 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of 36 Loveridge Road and shall not be used as a separate independent Class C3 dwelling.

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 (Managing the impact of development) and H6 (Housing choice and mix) of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The outbuilding would measure 3m x 3m and a maximum height of 2.24m. It would feature a large glazed window and door to the front, small windows to the sides and would be clad in Swedish Redwood with a felt roof. The contemporary design and modest scale of the outbuilding would respect the character of the existing property and its surroundings and the material palette would be appropriate to its informal garden setting. The proposed outbuilding would sit in the location of an existing garden shed on an area which is largely already concreted. It would be set in slightly from the rear and side boundaries ensuring sufficient room around it to retain a biodiversity corridor. No trees would be lost as a result of the works.

The proposals would retain a garden area of approximately 46sqm and given the low height and modest site coverage of the outbuilding it would preserve the important amenity value of the existing open space. Furthermore, the use of the building for ancillary domestic purposes would not alter the existing residential character of the rear garden.

The outbuilding would not be visible from the street or wider public realm, only from the rear of the surrounding neighbouring properties. Although the outbuilding would be located on a raised garden level and therefore visible from neighbouring properties, it is set sufficiently back from neighbouring windows to ensure there is no harm to outlook. Likewise, outbuildings such as this are a common feature in the area, and it would not appear out of character in this context. Although the outbuilding would feature windows facing towards the main house, given the distance and existing boundary treatments, it would not result in harmful overlooking or loss of sunlight to neighbouring properties.

The site's planning and appeal history has been taken into account when coming to this decision. One objection has been received and duly considered in the attached consultation summary.

As such, the proposed development is in general accordance with policies A1, A3 and D1 of the London Borough of 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.

- 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