

Application ref: 2022/0773/P  
Contact: Nathaniel Young  
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Date: 12 July 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr Patrick Donlon  
78A Caversham Road  
London  
NW5 2DN

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**78A Caversham Road**  
**London**  
**NW5 2DN**

Proposal: Erection of single storey outbuilding in rear garden.

Drawing Nos: 1 Rev 2, 2 Rev 2, 3 Rev 2, 4 Rev 2, 5 Rev 2, 6 Rev 2, 7 Rev 2, Silva  
timber products Grade and Quality description (No. 2 Clear & Better 85/15)

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:

1 Rev 2, 2 Rev 2, 3 Rev 2, 4 Rev 2, 5 Rev 2, 6 Rev 2, 7 Rev 2, Silva timber

products Grade and Quality description (No. 2 Clear & Better 85/15)

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 78 (Flat A) Caversham Road and shall not be used as a self-contained residential or commercial unit.

Reason: To ensure that the future occupation of the building does not create inappropriate and substandard accommodation or adversely affect the amenities of the immediate area, in accordance with policies A1 and H6 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed outbuilding would be of an acceptable design, scale and siting. It would be subordinate to the host dwelling in mass and height. It would be timber-clad typical of a garden structure which would complement its garden setting. It would be positioned to the rear of the property's garden and would maintain sufficient soft landscaped garden space and not form a visually obtrusive feature within the surrounding area. It is considered to not harm the character and appearance of the conservation area.

The outbuilding would be of a lightweight timber structure built over a hard paved section of the rear garden. It is not anticipated that there would be any undue harm to nearby trees.

Given the size and siting of the development in relation to neighbouring habitable windows, it would not result in any significant loss of light, privacy or outlook to neighbouring properties. The outbuilding's use would be strictly ancillary to the main dwelling house, it would be solely accessed through the rear garden of the subject property and would not contain any noise-generating plant equipment.

Special regard has been attached to the desirability of preserving or enhancing 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.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1, D2, A1 and A3 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 2 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.

- 3 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](http://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.

- 4 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).

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