

Application ref: 2022/1809/P
Contact: Edward Hodgson
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Date: 28 September 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Round Robin Studio Ltd
23 Elsworth Road
London
NW3 3DS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
21 Arlington Road
London
NW1 7ER

Proposal:

Erection of single storey outbuilding in rear garden.

Drawing Nos: Site Location Plan, P1002 Rev 03, P1001 Rev 01, P1004 Rev 01, P1003 Rev 01, P1006, P1005 Rev 01, BPC - 20715 01, Design and Access Statement, Heritage Statement, Arboricultural Report (prepared by Bucks Plant Care Ltd dated March 2022), Environmat Flat Roof specifications

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, P1002 Rev 03, P1001 Rev 01, P1004 Rev 01, P1003 Rev 01, P1006, P1005 Rev 01, BPC - 20715 01, Design and Access Statement, Heritage Statement, Arboricultural Report (prepared by Bucks Plant Care Ltd dated March 2022), Environmat Flat Roof specifications

Reason:

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The outbuilding hereby approved shall only be used for ancillary purposes to the ground floor flat at 21 Arlington Road and shall not be used as a separate residential dwelling or a business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and prevent substandard living accommodation and excessive on-street parking pressure in accordance with policies A1, H6 and T2 of the London Borough of Camden Local Plan 2017.

- 6 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 Reasons for granting permission:

The proposal is for the erection of an outbuilding in the rear garden with a green roof. The application site is a Victorian terraced property located in the Camden Town Conservation Area and is Grade II listed. An associated Listed Building Consent application was approved under ref. 2022/1805/L granted on 07/07/2022.

The outbuilding would be constructed from timber cladding with timber framed glazed doors and timber slatted decking which are considered sympathetic materials in the context of a rear garden. The outbuilding would read as being subordinate to the host property and existing garden. A green roof is proposed which would be an aesthetic addition and a condition is attached requiring its maintenance and provision. The outbuilding would not be visible from the public realm and is not considered to harm the character and appearance of rear gardens in the Conservation Area. The outbuilding would not harm the character and appearance of the listed building.

The outbuilding would measure 2.8m high, 5m wide and 4.6m deep and would be located at the rear of the garden adjacent to the boundary wall with nos. 36 and 38 Albert Street. The rear boundary wall measures 2.8m high, and therefore it is considered that the outbuilding would not lead to adverse impacts on outlook or overshadowing on the rear gardens of nos. 36 and 38 Albert Street. A glazed door is proposed on the side elevation facing the garden of no. 19 Arlington Road. This door would be set back from the boundary wall by 1m and the wall itself measures 1.6m high, with trellis and planting that would provide screening. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The proposals have been reviewed by the Council's Tree Officer who deem them to have an acceptable impact on the trees. A condition is attached requiring sufficient tree protection measures be undertaken during construction.

One comment was received from the Camden Town CAAC who expressed some concern over the height of the proposal and the infilling of the rear of the garden. The height is not considered to result in adverse amenity impacts due to the high boundary walls, the green roof and timber cladding it would be sympathetic in garden views. An acceptable amount of garden space would remain. No objections were received and the planning history of the site was taken into account when coming to this decision.

The proposal is considered to preserve the character and appearance of the conservation area. 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, A2, A3, D1 and D2 of the 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully,



Daniel Pope
Chief Planning Officer