

Application ref: 2022/3680/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 9 November 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

51 architecture
1a Cobham Mews
London
NW19SB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**12 Keats Grove
London
NW3 2RN**

Proposal:

Erection of two single storey rear outbuildings in rear garden
Drawing Nos: 0000; 9002; 9003; 9004; hand dig method statement by 51 architecture;
tree protection plan and arboricultural report dated 7th October 2019 by Andrew Day;
Design and Access Statement dated 3rd August 2022

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:
0000; 9002; 9003; 9004; hand dig method statement by 51 architecture; tree

protection plan and arboricultural report dated 7th October 2019 by Andrew Day; Design and Access Statement dated 3rd August 2022

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

- 3 Prior to commencement of development, full details in respect of the living roofs in the areas indicated on the approved roof plans 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 living roofs shall be fully provided in accordance with the approved details prior to first occupation 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 CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of any works on site, the tree protection measures as detailed in the approved tree protection plan shall be installed and retained during construction. 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.

The development shall be installed in line with the approved hand dig method statement.

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 and policy NE2 of the Hampstead Neighbourhood Plan 2018.

- 5 The outbuildings hereby approved shall only be used for purposes ancillary to the residential use of 12 Keats Grove and shall not be used as a separate independent Class C3 dwelling or Class E office use.

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 G1, A1 and H6 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

A previous scheme for two outbuildings in the rear garden was granted planning permission under ref. 2019/5443/P dated 26/02/2020; this permission is still extant. This new proposal seeks to erect two outbuildings with different detailed designs to the previous permissions, but their proposed footprint and height would remain the same. Clay tile cladding and green roofs are now proposed. The proposed rear garden outbuildings would replace existing structures and sufficient garden space would still be retained. Their overall scale, form, design and natural materials are considered appropriate in the context of the garden space and would not harm the setting of the house. The new green roofs are welcomed in visual amenity and biodiversity terms and details will be secured by condition.

A condition is also attached to ensure these outbuildings remain in incidental use to that of the main house.

Given their location and scale, they would not be visible from the public realm and are not considered to cause harm to the grade II building's special interest or setting nor to the character of the conservation area. There would be no harm to neighbouring amenity in terms of loss of light, privacy or outlook.

No trees are proposed to be removed. The tree protection details will remain the same as approved under ref. 2019/5443/P and a condition is attached ensuring its installation.

No objections were received during the consultation period. One comment was received welcoming the retention of the fig tree and that this should be conditioned to be retained. A condition secures this. The planning history of the site has been taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.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, A2, A3, G1, H6, D1 and D2 of the Camden Local Plan 2017 and policies NE2, DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. It also complies 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-householder-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer