

Application ref: 2022/2120/P
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Date: 17 November 2022

Development Management
Regeneration and Planning
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William Tozer Associates
42-44 New House
67-68 Hatton Garden
London
EC1N 8JY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
15 Dartmouth Park Avenue
London
Camden
NW5 1JL

Proposal:
Outbuilding, greenhouse and decking at end of rear garden.
Drawing Nos: A/01/001 Rev A, A/01/107, A/02/109, A/02/104 rev D, A/02/106 rev B,
A/02/108 rev C, Planning 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: A/01/001 Rev A, A/01/107, A/02/109, A/02/104 rev D, A/02/106 rev B, A/02/108 rev C, Planning Statement.

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 Notwithstanding the provisions of Class C3 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the outbuilding shall only be used for ancillary purposes to the main house and shall not be used as a separate and independent Class C3 dwelling unit.

Reason: To ensure that the future occupation of the building complies with policies for new housing and does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure etc, in accordance with policies H7, T2, D1 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for an outbuilding in the rear garden to be used for ancillary purposes to the main house. The outbuilding would be located at the end of the long garden plot replacing an existing garden shed, a substantial amount of garden amenity space would be retained. Adjoined to the garden room to the rear would be a narrow storage space, and to the front a modest green house and area of decking.

In terms of detailed design, the garden room would be of appropriate simple design: clad in timber with a flat roof and a polycarbonate rooflight. The green house to the front would be a smaller mass and would comprise a lightweight polycarbonate structure. The storage enclosure to the rear would be an inconspicuous timber clad structure, preventing any overlooking to the open land and tennis courts beyond the rear boundary.

The host property, is listed as a positive contributor in the Dartmouth Park Conservation Area. The proposal is considered an acceptable addition in terms of design. It is subordinate in design and positioning to the main house. It does not seek to replicate the style of the main house but is designed to contrast.

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.

The works would necessitate the relocation of one bay tree shrub which is

considered acceptable, and as no other trees would be at risk no further arboricultural documents deemed necessary.

In terms of neighbouring amenity due to its design, size and position at the end of the garden, more than 25 metres from the host property's rear facade, there is no material harm considered to neighbouring amenity in terms of loss of light, overlooking or loss of outlook.

The outbuilding would remain as ancillary accommodation to the main house. There is no intention to use it as a separate Class C3 dwelling house; a condition is added to ensure this.

No objections were received during the course of the application. The planning history of the site have been taken into account when coming to this decision.

The proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer