

Application ref: 2022/1652/P
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Date: 17 November 2022

Development Management
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Shackadelic Ltd
Unit 6
27A Spring Grove Road
London
TW3 4BE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
31 Lambolle Road
London
Camden
NW3 4HS

Proposal:
Erection of a rear garden outbuilding including gym, sauna, outdoor shower and green roof.

Drawing Nos: TQRQM22101165219315; 002 (Existing and proposed Garden Plan); 001; Design and Access Statement; 002 Rev 01 (Proposed Elevations); Site: 31 Lambolle Road, London NW3 4HS; Method Statement Installation of Ground Screw Foundations by Shackadelic (dated 25/11/2021)

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

TQRQM22101165219315; 002 (Existing and proposed Garden Plan); 001; Design and Access Statement; 002 Rev 01 (Proposed Elevations); Site: 31 Lambolle Road, London NW3 4HS; Method Statement Installation of Ground Screw Foundations by Shackadelic (dated 25/11/2021)

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 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of development , full details in respect of the sedum plant roof above the outbuilding as indicated on the approved roof plan 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 sedum plant roof 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 D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures detailed in the arboricultural report by Frank Parsons dated 4th November 2022 entitled "Site: 31 Lambolle Road, London NW3 4HS" and the "Method Statement Installation of Ground Screw Foundations" by Shackadelic dated 25/11/2021 shall be installed and followed for the duration of development. There will be gap of 100mm between the floor base of the garden room and the soil level. 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 BS5837:2012 and 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 Camden Local Plan.

Informative(s):

1 Reasons for granting permission.

The proposed outbuilding would replace an existing timber garden outbuilding in the same position at the rear of the garden and serve as a gym, sauna and outdoor shower, ancillary to the main residential purpose of the property. The structure would be 5.2m deep, 4.4m wide and 2.8m high which is acceptable in scale. It would be set in from all neighbouring boundaries.

In terms of detailed design this would be clad in timber and the proposed windows and door would be aluminium, which would maintain the domestic character of the host garden. Overall, the proposed outbuilding, due to its modest scale and detailed design would maintain the openness of the garden area and that of neighbouring properties and preserve the character and appearance of the wider area and Belsize conservation area.

In terms of reduction of garden space, the proposal is considered modest and an adequate amount of garden space would be retained (160sqm). There is no vegetation of particular significance to be affected by the proposal. Furthermore, the proposal would include a green roof which would balance the loss of garden space. Details of the green roof will be required by condition. The depth of the proposed green roof should be 80mm minimum with a broad range plants as opposed to Sedum only. Alternatively, Sedum with additional plug plants could be used but the substrate would still need to be the same depth. The submitted ventilation diagram for the shower and sauna proposes ventilation at the rear of the outbuilding, which is acceptable.

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.

In terms of impact on neighbouring amenity, due to its position and scale, there would be no significant harm arising from proposed structure in terms of loss of light or outlook. The only windows would be facing the application site and the east facing side windows do not overlook any neighbouring windows. Therefore no harmful overlooking or loss of privacy would occur to neighbouring occupiers.

Two objections were received prior making this decision. The objections were based on the grounds of harmful impact to the character and appearance of the garden, and harmful precedent on development in the area. Officers have assessed proposals and consider the remaining garden space to be sufficient, and the timber materials and green roof to be in keeping with the character and appearance of the rear gardens and the wider area. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1, and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan

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