

Application ref: 2022/1665/P
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Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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Dylan Haughton Architecture and Construction
23 Allensbury Place
London
NW1 9YR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Fitzroy Park Allotments
Fitzroy Park Road
London
Camden
N6 6HR

Proposal: Erection of timber framed communal shed for allotment association.

Drawing Nos: 176 100 01 B; 176 200 01 D; 176 200 02 B; 176 200 03 E; 176 200 05 G; 176 200 06 E; 176 200 07 C; Stove specifications - Charnwood Aire 3.

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:

176 100 01 B; 176 200 01 D; 176 200 02 B; 176 200 03 E; 176 200 05 G; 176 200 06 E; 176 200 07 C; Stove specifications - Charnwood Aire 3.

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

- 3 The proposed stove should meet the EcoDesign criteria and 5 star Clear Skies rating, or any other higher rating which improves upon its impact on air quality.

The installation of the stove shall be carried out in accordance with the details thus approved and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for the erection of a communal shed on plot 31 in the Fitzroy Park Allotments. The application site lies within a designated Local Grade Site of Importance for Nature Conservation (SINC) as well as Local Open Space and Metropolitan Open Land.

Fitzroy Park is the largest Allotment site owned and managed by Camden Council amounting to 94 plots. Fitzroy Park Allotments Association (FPAA) is a fully constituted voluntary group which manages all aspects of the site for the council. FPAA have identified the need for a communal space to which could serve as a formal and informal meeting place, trading shed, workshop space, shelter and generally a hub for strengthening relationships, sharing gardening ideas and making links with other horticultural groups locally. In relation to the demographics of the ploholders, two thirds of the tenants are concessions for people over 60s and a significant number are well into their 80s, which are protected by Public Sector Equality Duty Act (PSED).

The shed would be located in the north-west corner of the site, adjacent to the boundary with Hampstead Heath. It would be accessed through the allotments site from Fitzroy Park. The shed would have modest proportions and resemble a traditional outbuilding in terms of design and scale, with a pitched roof and timber cladding, a canopy on the northern side and a pergola on the southern side. It would have window and door openings, reused from a different site, with an adequate size to receive maximum amount of daylight.

Due to the small scale of the proposed community space, it is envisaged that the level of parking and traffic will be similar to that of the current use of the site.

The shed would be supported on screw piles and have no foundation, which makes it easily reversible. The proposal includes rainwater harvesting butts

and soakaway which would help to collect surface water, given its proximity to a small stream.

Due to its modest size, detailed design and methods of construction, the proposed shed would be an ancillary facility for a small community which would complement the use of the allotments and would facilitate local food and crop production. The shed would not be particularly visible from Hampstead Heath and it would preserve the significance of the SINC and the Metropolitan Open Space it is part of. Importantly, due to the method of construction and materials use, the land can be restored to its gardening use in the event the community space is not needed.

The proposal includes a stove, to provide comfort to ploholders in the cold days of winter. Generally burning wood stoves are discouraged due to their impact on air quality; however, given the majority of the ploholders are elderly, it is considered that on balance when applying PSED, the minor impact to air quality would be outweighed by the benefits it would bring to the gardening and ploholders community in this area. The proposed stove would have a small output and meet criteria for ecodesign with Clear Skies rating of 5 stars. A condition would be attached to secure the stove's details as well as the use of only DEFRA approved fuels.

Due to the nature and location of the proposed shed, it is considered that no harmful impact would be caused to the neighbouring amenity in terms of loss of light, outlook, or privacy.

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.

One objection and 10 emails in support were received prior making this decision. The objection relates to the existing buildings on site that can be repurposed and other community spaces in the vicinity which would be used, air quality impact from the stove. The existing structures on site have a use and the air quality impact is discussed above.

The letters in support are widely in relation to the benefits of a communal facility which supports gardening and its health benefits.

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, A2, A3, C2, D1, D2, CC1, CC2, CC3, CC4 of Camden Local Plan 2017 and Policies OS1, OS2, OS3, OS4 and DH9 of the Highgate Neighbourhood 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-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer