

Application ref: 2022/2739/P  
Contact: Cameron Banks-Murray  
Tel: 020 7974 2078  
Email: [Cameron.Banks-Murray@camden.gov.uk](mailto:Cameron.Banks-Murray@camden.gov.uk)  
Date: 16 January 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

DOK Studio  
7A Alexander Road  
London  
N19 3PF  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**56 Harwood Street**  
**London**  
**Camden**  
**NW1 8DP**

Proposal:  
Erection of a garden room at the rear garden and relevant landscaping works.

Drawing Nos: PR 1.0 Proposed Ground Floor and First Floor Plan; PR 1.1 Proposed Roof Plan; PR 2.0 Proposed Elevations; PR 3.0 Proposed Sections; EX 0.1 Existing Site Plan, PR 0.0 Cover Sheet, EX 2.0 Existing Front and Rear Elevations; EX 3.0 Existing Sections; EX 1.0 Existing Ground Floor and First Floor Plan; EX 1.1 Existing Roof Plan

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: PR 1.0 Proposed Ground Floor and First Floor Plan; PR 1.1 Proposed Roof Plan; PR 2.0 Proposed Elevations; PR 3.0 Proposed Sections; EX 0.1 Existing Site Plan, PR 0.0 Cover Sheet, EX 2.0 Existing Front and Rear Elevations; EX 3.0 Existing Sections; EX 1.0 Existing Ground Floor and First Floor Plan; EX 1.1 Existing Roof Plan.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 Reasons for granting permission.

The current scheme seeks the erection of a single-storey rear garden room, with internal reconfigurations and the erection of a timber fence along the boundary wall. The proposed rear garden room measures 4.9m width x 2.5m height and measures 19.07 sqm, covering a total of 21% of the rear garden. The proposed garden room includes a glazed entrance door at the front elevation, and a fixed window. The garden building features a flat roof, incorporating a green roof and 2 no. small rooflights with an internal blackout blind system.

The proposed garden room is considered to be set back from the principle elevation of the original dwellinghouse, and will not be visible from the street. The proposed development has incorporated a raised timber fence measuring 50cm to prevent any visual impact to the neighbouring property.

The proposed garden room is considered to be of an appropriate scale and subordination to the host building; it follows the design features of extensions outlined in the Council's Home Improvements CPG (2021) and will be built from materials that compliment the existing host building. Overall the bulk, design and materials are considered sympathetic with the character and appearance of the host building and area. The Council's Conservation officer has reviewed the application and confirmed the proposed development is acceptable, and

therefore in accordance with Policies D1 and D2 of the Camden Local Plan 2017.

The proposal has been amended following comments from the Conservation Officer, this includes the removal of the rear extension and the external bike and bin stores.

It is considered that the proposal by reason of its nature and location would not result in any amenity impacts on the neighbouring properties by way of loss of outlook, daylight or privacy. The proposed boundary fence is considered acceptable as it would reduce any impacts of overlooking from the neighbouring property. The addition of the 2 no. rooflights are considered acceptable, due to their size it is considered they will not result in any lightspill during the night and excess heat during the day. As such, they would not result in adverse amenity to the neighbouring property.

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.

No objections were received in response to the public consultation. The Site's planning history has been taken into account when making this decision.

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

- 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](http://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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer