

Application ref: 2022/4001/P  
Contact: Miriam Baptist  
Tel: 020 7974 8147  
Email: [Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)  
Date: 20 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)

Scott Associates LLP  
Cromer Farm  
Whitehill  
Cromer  
SG2 7QA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat C**  
**34 Parkhill Road**  
**London**  
**Camden**  
**NW3 2YP**

Proposal:

Erection of a single storey outbuilding in rear garden

Drawing Nos: 22238-01, 22238-10, Design and Access + Heritage + Fire Statement for Proposed Garden Room At: Garden Flat 34C Parkhill Road London NW3 27P dated September 2022, Arboricultural Impact Assessment and Method Statement Report ref AAA1A34PA dated 15th September 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: 22238-01, 22238-10, Design and Access + Heritage + Fire Statement for Proposed Garden Room At: Garden Flat 34C Parkhill Road London NW3 27P dated September 2022, Arboricultural Impact Assessment and Method Statement Report ref AAA1A34PA dated 15th September 2022.

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 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the approved tree protection plan and arboricultural method statement. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

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.

- 5 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 proposed outbuilding would be located at the end of the rear garden in the north-east corner replacing an existing small children's playhouse. The outbuilding is not excessive in scale and a substantial amount of garden amenity space would be retained. The outbuilding is to provide space for a home gym. To ensure that the outbuilding remains ancillary to the main dwelling house a condition is added to ensure that it is not occupied as an additional dwelling.

In terms of detailed design, the outbuilding would be of appropriate simple design: clad in Larch, with two elevations painted grey, aluminium framed doors and windows and a flat roof. The foundations proposed are not considered to pose harm to the trees in the area. The Council's tree officer has reviewed the information and it is considered that satisfactory arboricultural documents have been provided to support the application.

The property is within the Parkhill and Upper Park Conservation Area. The outbuilding would not be visible from the streetscene on Parkhill Road and therefore poses no harm to the wider conservation area. It is also considered subordinate in design and positioning to the main house and subsequently is sensitive to the main dwelling. To the rear of the plot a high wall separates the garden from Grade II listed St Pancras Almshouses beyond. The outbuilding would not stand proud of the boundary treatment and therefore is not considered to have any negative impact on the setting of the listed buildings.

Due to the proposal's design, size and siting at the end of the garden, approximately 18 metres from the neighbouring property's rear facade, there is no material harm considered to neighbouring amenity in terms of loss of light, overlooking or loss of outlook.

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.

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 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 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.
- 3 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).
- 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-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