

Application ref: 2022/4056/P  
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Date: 7 February 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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SPH Projects Limited  
27 Daisy Brook  
Royal Wootton Bassett  
SN4 7FW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Boydell Court**  
**St John's Wood Park**  
**London**  
**NW8 6NH**

Proposal:

Erection of a new workshop/office building in northeast corner of Boydell Court estate  
Drawing Nos: Location Plan; Design and Access Statement; 561/08; 561/01; 561/03;  
561/002; 561/04; 561/06; 561/05; 561/07.

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: Location Plan; Design and Access Statement; 561/08; 561/01; 561/03; 561/002; 561/04; 561/06; 561/05; 561/07.

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 of the London Borough of Camden Local Plan 2017.

- 4 The outbuilding hereby approved shall only be used for ancillary purposes to the Boydell Court estate and shall not be used as a separate residential dwelling or business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and prevent substandard living accommodation in accordance with policies A1 and H6 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed brick outbuilding would be located in the north-east of the grounds of the Boydell estate and would be used as an administrative space for the residents and management team of the estate. The building would also be used to store small items and equipment for the day-to-day maintenance of the estate, so its use would be ancillary to the estate and thus acceptable in landuse terms.

The structure would sit close to the boundary of the estate on the north-east corner, close to the intersection of Adelaide Road and St John's Wood Park. It would be situated over a disused hardstanding and would not involve the removal of any planting. The replacement of the hardstanding would not cause any negative transport impacts given that it is no longer in use. The building would have an internal area of about 47m<sup>2</sup> and a height of about 3.3m. The high hedges to the north and the east of the proposed outbuilding would almost completely screen it from the street so that it would have limited visibility from the public realm. Overall, the proposed structure would have a modest scale and height and would not detract from the appearance and character of the site and surrounding area.

The outbuilding would be constructed of brick to match the existing residential block that forms part of Boydell Court, would have windows and doors made of powder-coated aluminium, and would have ramped access to provide level entry. Its appearance would match that of the existing estate and its modest size and height and its discreet location would not harm the character and appearance of the adjacent buildings, streetscene and wider area.

Although located close to the ground floor flat of Block D of Boydell Court, none of the three closest windows on the north side of the building that face the

proposed outbuilding are habitable rooms. Additionally, the proposed building is located an adequate distance from the residential block and is single storey, so will not cause significant impact to any residential units in terms of loss of privacy, light or outlook. Therefore, due to the location and height of the outbuilding, there would be no harmful impact on neighbouring amenity.

No objections were received prior to making this decision. 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 and D1 of the Camden Local Plan 2017. The proposed development also accords with 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](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.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope  
Chief Planning Officer