

Application ref: 2022/5309/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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R L Planning  
Arlington Court  
Haywards Heath  
West Sussex  
RH16 3UB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**4 Sherriff Road  
London  
NW6 2AP**

Proposal:

Erection of single storey outbuilding in rear garden, for use ancillary to ground floor flat.  
Drawing Nos: SR002\_SK\_01 Rev. B; SR002\_SK\_02 Rev. C; SR002\_SK\_03 Rev. A;  
SR002\_SK\_04; Location Plan and Block Plan 01; Planning and Heritage Statement;  
Tree Report; Tree Report Appendix A; Tree 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: SR002\_SK\_01 Rev. B; SR002\_SK\_02 Rev. C; SR002\_SK\_03 Rev. A; SR002\_SK\_04; Location Plan and Block Plan 01;

Planning and Heritage Statement; Tree Report; Tree Report Appendix A; Tree Plan.

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

- 3 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Tree Protection Plan. The protection shall then remain in place for the duration of works on site and works should be undertaken in line with the approved arboricultural method statement, 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 and policy 18 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear outbuilding would be located to the rear of the rear garden and would replace an existing timber shed. The outbuilding would be clad in charred black larch timber and have a simple rectangular design with double glazed black powder coated aluminium framed doors to the northern and southern elevations. The design and materials are considered appropriate for its garden setting. The outbuilding would have a height of 2.5m to the top of the flat roof and would protrude above the existing boundary fences by 0.5m. The outbuilding would not be visible from the public realm and the size of the outbuilding would not be disproportionate to the scale of the garden. The rear garden has an area of approximately 126sqm and the proposed outbuilding would occupy 14sqm of this. As such, it is considered that the proposed outbuilding would retain sufficient amenity space and the general feeling of openness of the rear garden. As such, it is not considered that it would harm the character and appearance of the surrounding garden landscape and neighbouring South Hampstead Conservation Area.

Although the proposed outbuilding would be located within close proximity of a mature tree, the Council's Tree Officer has confirmed that the proposed ground screw foundations would be appropriate and that the tree protection measures proposed within the submitted Tree Report and Plan are acceptable. A condition will be added to ensure that the works comply with the submitted Tree Report and Plan.

Given the size of the proposed outbuilding and its proposed location to the rear of the garden, it is not considered that it would not have a detrimental impact on the residential amenities of neighbouring properties in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. The planning history

of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017 and policies 2, 3, 17 and 18 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with policies of the London Plan 2021 and of 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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer