



NORTON
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Erection of replacement garden shed.

12A Caversham Road, London NW5 2DU

Planning Statement

Aurelia Legrez

Prepared by David Harmon

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Table of Contents

01 Introduction	4
02 Site and Surroundings	5
03 Planning History	6
04 Planning Policy	7
05 Planning Considerations	9
06 Conclusions	10

01 Introduction

Norton Taylor Nunn Ltd has been retained to provide Town Planning advice in relation to the application for planning permission for a replacement garden shed to the rear of a leasehold flat for Aurelia Legrez.

The proposal is for the replacement of an existing garden building within a conservation area. The replacement building is slightly smaller than that which it replaces, and is to be moved from the current central position, instead being situated to the left of the garden.

Our client's property is a flat, with consequently no permitted development rights. It will require planning permission.

Existing Garden Building



02 Site and Surroundings

Caversham Road is a largely Edwardian development, with the exception of some post war reconstruction. The buildings are typically 4 storey, one of which is a lower ground floor, at the level of the rear garden. Steps lead up to the front door, over the recess created to accommodate the lower ground floor windows. Access to the rear garden is via a gated passageway to the side of the house.

Grouped in pairs, the houses share a Mansard roof, with a central chimney stack, and two further chimney stacks on the outer edge of the side hips. Windows are sash in type, fronted with decorative stone mouldings, and a sash bay window on the ground floor, next to the front door.

The building at 12 Caversham Road has been separated into one maisonette and three one bedroom flats in the early 1960s. The applicant's property, 12A, has sole access to the garden.



Proposed Garden Building



03 Planning History

G12/2/6/20028 The conversion of 12 Caversham Road, St. Pancras, into one maisonette and three one-bedroom flats. **Granted Nov 1961**

G12/2/6/14/12/49 The reinstatement after war damage to the amount of £325 3s 7d of No. 12, Caversham Road, St. Pancras. **Granted Dec 1948**

2018/4734/P Variation to condition 3 (development in accordance with approved drawings) of planning permission ref 2018/1750/P dated 09/07/2018 (for External alterations and excavation works including erection of a single storey rear extension at lower ground floor level with associated roof terrace and integral external staircase and re-landscaping of rear garden area), namely to alter external staircase design. **Granted**

2018/1750/P External alterations and excavation works including erection of a single storey rear extension at lower ground floor level with associated roof terrace and integral external staircase and re-landscaping of rear garden area. **Granted**

04 Planning Policy

Local Plan

6.37 Development within rear gardens and other undeveloped areas can have a significant impact upon the amenity and character of the area. The Council will protect such spaces in accordance with paragraph 74 of the National Planning Policy Framework. Gardens help shape their local area, provide a setting for buildings, provide visual interest and may support natural habitats. Therefore they can be an important element in the character and identity of an area (its 'sense of place'). We will resist development that occupies an excessive part of the garden, and the loss of garden space which contributes to the character of the townscape. Part of the established character of these spaces may also be defined through features such as railings and garden walls. We will seek the retention of these features where they make a positive contribution to townscape value.

This will undoubtedly be called into question, but we are assured that no green space will be lost in the construction of this garden building.

Policy A3 Biodiversity

The Council will protect and enhance sites of nature conservation and biodiversity. We will:

- a. designate and protect nature conservation sites and safeguard protected and priority habitats and species;*
 - b. grant permission for development unless it would directly or indirectly result in the loss or harm to a designated nature conservation site or adversely affect the status or population of priority habitats and species;*
 - c. seek the protection of other features with nature conservation value, including gardens, wherever possible;*
- Camden Local Plan | Protecting amenity*
- d. assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed;*
 - e. secure improvements to green corridors, particularly where a development scheme is adjacent to an existing corridor;*
 - f. seek to improve opportunities to experience nature, in particular where such opportunities are lacking;*
 - g. require the demolition and construction phase of development, including the movement of works vehicles, to be planned to avoid disturbance to habitats and species and ecologically sensitive areas, and the spread of invasive species;*
 - h. secure management plans, where appropriate, to ensure that nature conservation objectives are met; and*
 - i. work with The Royal Parks, The City of London Corporation, the London Wildlife Trust, friends of park groups and local nature conservation groups to protect and improve open spaces and nature conservation in Camden.*

Trees and vegetation

The Council will protect, and seek to secure additional, trees and vegetation. We will:

- j. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation;*
- k. require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout;*
- l. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development;*
- m. expect developments to incorporate additional trees and vegetation wherever possible.*

There will be no requirement to remove trees during the course of construction. A tree survey has been undertaken and accompanies the application. It concludes that there would be no harm to trees in neighbouring gardens.

Policy A4 Noise and vibration The Council will seek to ensure that noise and vibration is controlled and managed. Development should have regard to Camden's Noise and Vibration Thresholds (Appendix 3). We will not grant planning permission for:

- a. development likely to generate unacceptable noise and vibration impacts; or*
- b. development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses. We will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity. We will also seek to minimise the impact on local amenity from deliveries and from the demolition and construction phases of development.*

There will be very little noise associated with the construction of the building. The roof, walls and floor will all arrive pre built, and will simply require screwing together. Furthermore, the base for the building will be much of the existing hardstanding for the current garden building. The building is to be used for storage, and as a garden office. And as such, the noise level will never be higher than that of a normal conversation.

Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. comprises details and materials that are of high quality and complement the local character;*
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- g. is inclusive and accessible for all;*
- h. promotes health;*
- i. is secure and designed to minimise crime and antisocial behaviour;*
- j. responds to natural features and preserves gardens and other open space;*
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- l. incorporates outdoor amenity space;*
- m. preserves strategic and local views;*
- n. for housing, provides a high standard of accommodation; and*
- o. carefully integrates building services equipment.*

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The design of the garden closely mimics that of the existing garden building, meaning that visually, very little will change. The company supplying the replacement building is well established in producing high quality, well designed buildings, made from ethically sourced materials

Amenity space 7.23

Private outdoor amenity space including gardens, balconies and roof terraces, can add significantly to resident's quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space. Please refer to Policy A2 Open space for the Council's approach to ensuring that new open space is provided in development. The Council also requires that the residential amenity of neighbours be considered in accordance with Policy A1 Managing the impact of development.

Conservation areas

7.46 In order to preserve or enhance important elements of local character, we need to recognise and understand the factors that create that character. The Council has prepared a series of conservation area statements, appraisals and management plans that assess and analyse the character and appearance of each of our conservation areas and set out how we consider they can be preserved or enhanced. We will take these into account when assessing planning applications for development in conservation areas. We will seek to manage change in a way that retains the distinctive characters of our conservation areas and will expect new development to contribute positively to this. The Council will therefore only grant planning permission for development in Camden's conservation areas that preserves or enhances the special character or appearance of the area.

7.47 The character of conservation areas derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing and uses. These elements should be identified and responded to in the design of new development. Design and Access Statements should include an assessment of local context and character and set out how the development has been informed by it and responds to it.

7.48 Due to the largely dense urban nature of Camden, the character or appearance of our conservation areas can also be affected by development which is outside of conservation areas, but visible from within them. This includes high or bulky buildings, which can have an impact on areas some distance away, as well as adjacent premises. The Council will therefore not permit development in locations outside conservation areas that it considers would cause harm to the character, appearance or setting of such an area.

HOME IMPROVEMENTS Camden Planning Guidance January 2021

5.5 OUTBUILDINGS

- Ensure the siting, location, scale and design has a minimal visual impact on, and is visually subordinate within, the host garden;
- In Conservation Areas, check the Conservation Area Appraisal in relation to outbuildings, to know what you should consider. The works should preserve or enhance the existing qualities and context of the site, and character of the Conservation Area;
- Not detract from the open character and garden amenity of neighbouring gardens and the wider surrounding area;
- Retain space around the building for suitable soft landscaping;
- Ensure the height will retain visibility over garden walls and fences;
- Ensure the size will maximise retention of garden and amenity space;
- Ensure the position will not harm existing trees and their roots;
- The construction method should minimise any impact on trees, mature vegetation (see CPG Trees) or adjacent structures;
- Use materials which complement the host property and the overall character of the surrounding garden area;
- Consider installation of green roof and/or solar panels;
- Address any impacts upon water run-off and groundwater flows, and demonstrate that the impact of the new development will be negated by the measures proposed. Reference should be made to CPG Water and Flooding.
- Consider installation of water butts;
- Consider installation of bird and bat boxes on the structure or in vicinity.

Outbuildings are permitted under Class E of GPDO 2016 for single family dwellings, not covered by Article 4 Directions in a Conservation Area.

The use of outbuildings should always be incidental to the enjoyment of the main house. The use of an outbuilding as a self-contained (independent) residential accommodation would be subject to enforcement action if undertaken without planning permission specifically for this use.

Bartholomew Estate CAS (2000)



Caversham Road is a wide, tree-lined street and one of the grandest in the Conservation Area. It comprises large four storey villas with generous front and rear gardens with the east vista terminated by Champneys' church. Many of the trees are located in the front gardens, which are enclosed by low brick walls with brick piers often with vegetation behind.



The prevailing urban grain of buildings in terms of scale, plot size, building line and form with raised entrances, overhanging eaves and shallow pitch roofs is consistent throughout the street. Architectural embellishments include: coade stone painted white; projecting bays at ground floor; tripartite windows at second floor; and entrances flanked by pilasters surmounted by an entablature. Materials are largely gault and stock brick with slate roofs and traditional timber sliding sash windows. The uniform townscape is again disrupted by the railway, which cuts through Caversham Road and divides the pattern of development. The west end consists of largely semi-detached

villas which provide glimpse views through to the lush rear gardens. Architecturally to the east the buildings comprise uniform terrace villas with distinctive bays at raised ground floor level flanked by white painted coade stone and brick striped pilasters.



Isolated within the Victorian townscape are some interesting more contemporary infills such as No.5 Caversham Road which also forms Nos.6-10 Gaisford Street. This is a local authority housing scheme designed by Colquhoun and Miller in 1978. These two small infill sites were progressive at the time as an ingenious contextual response to the late 19th century townscape. They take their inspiration from the existing building types, completing the missing half of a semi-detached villa on Caversham Road and reinterpreting three houses as part of a terrace on Gaisford Street. In both sites the, maisonettes are incorporated in the image of the large house or villa. Both buildings are well detailed, the off-white rendering modulated by a series of grooves.

No.11 Caversham Road by Castle, Park, Hook and Partners again required the rebuild of a bombed half of a four storey Victorian property, contemporary with No.5 Caversham Road to provide local authority housing. The front elevation has a respected order and a hipped roof, which is an exact copy of the Victorian original eaves all perfectly aligned. The rear elevation is divided in half vertically so that every dwelling has a south facing view over the gardens.



Esther Jacobs Hall at No.69 Caversham Road is a two storey nursery day school converted in the early 1980s from a disused Edwardian synagogue. Although extensive rebuilding occurred part of the façade with arched windows facing onto Caversham Road is original. The building whilst at odds with the townscape is of interest due to its history and unusual presence in the townscape.

Nos. 45-65 Caversham Road have been converted from residential to accommodate the Kentish Town District Housing Office.

The addition of this replacement garden building will ensure the applicants continue to enjoy their garden for many years to come.

05 Planning Considerations

The site is not within the local flood risk zone. The building will have no waste requirements, with all facilities being provided by the applicants dwelling. There will be no negative transportation impact; indeed, as the garden office will mean that the applicant can work from home, the proposal is taking a car off the roads.

No garden/green space will be lost to this garden building, as it is merely a replacement for an existing garden building.

The new building closely follows the design style of the existing one, and would not constitute a significant change.

There will be zero increase in impermeable area, due to the use of the existing hardstanding. So there should be no impact on water run off or groundwater flows.

The Bartholemew Estate conservation area will not be affected in any way, as no changes are to be made to the area.

The garden building is at the opposite end of the garden to the dwellinghouse, and the surrounding trees are to remain untouched.

There will be no impact on neighbouring amenity, as the garden is surrounded on all sides, fully enclosing the area.

The building is to be constructed from sustainable materials, from a fully certified supplier. The supplier is fully committed to recycling unused materials, and to renewable energy.

The siting and scale of the building will be subordinate to the main dwelling, in precisely the same manner as the existing building.

06 Conclusions

The proposed development is in line with the Conservation Area Appraisal, meets Camden policies on outbuildings, and is a sustainable development improving the lives of Camden residents.

It should be approved without undue delay.