

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	05/03/2014
		N/A / attached	<b>Consultation Expiry Date:</b>	20/02/2014
<b>Officer</b>			<b>Application Number(s)</b>	
Carlos Martin			2014/0608/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
60A Bartholomew Road London NW5 1AJ			Refer to draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of outbuilding in rear garden.				
<b>Recommendation(s):</b>	Refuse			
<b>Application Type:</b>	Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>23</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Press notice published from 30/01/2014 to 20/02/2014. Site notice displayed from 29/01/2014 to 19/02/2014.</p> <p>2 objections based on grounds of loss of outlook to neighbouring properties as a result of the felling of trees and the erection of the proposed outbuilding.</p> <p><u>Officers comments:</u> The removal of the 2 existing trees has been considered acceptable under a separate application (ref: 2013/5899/T) and cannot be reconsidered here. The proposal involves the introduction of a green roof, which would help to integrate the outbuilding with its surroundings.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	Bartholomew CAAC: No response.					

## Site Description

The site comprises an end of terrace, three storey corner building with basement. The building is split into residential flats. There is an existing part with, two storey extension at the rear.

The site is located within the Bartholomew Estate Conservation Area. The building is noted as making a positive contribution to the conservation area.

## Relevant History

2013/6272/P: pp granted for the erection of lower ground floor rear extension with green roof.

## Relevant policies

### National Planning Policy Framework (NPPF) 2012

### The London Plan 2011

### LDF Core Strategy and Development Policies

#### Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS13 Tackling climate change through promoting higher environmental standards

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

CS16 Improving Camden's health and well-being

#### Development Policies

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP32 Air quality and Camden's Clear Zone

### Camden Planning Guidance

CPG1 (Design) 2013 – Chapters 3 (Heritage); 4 (Extensions, alterations and conservatories); & 6 (Landscape design and trees).

CPG3 (Sustainability) 2013 – Chapter 10 (Brown roofs, green roofs and green walls)

CPG6 (Amenity) 2011 – Chapters 6 (Daylight and sunlight) & 7 (Overlooking, privacy and outlook)

### Bartholomew Estate Conservation Area Statement 2000

## Assessment

### Proposal

Planning permission is sought for the erection of a garden studio at the rear of the site. The outbuilding would be approx. 5.4m deep by 3.6m wide, but it does not have a rectangular shape, as it has been designed to adapt to the boundaries of the site. It's height would be 2.6m and it would feature a green roof with a rooflight and glazed panels on the elevations.

### Main Planning Considerations

- Impact of the proposal on the character and appearance of the host property and the Bartholomew Conservation Area; and
- Impact of the proposal on neighbouring amenity.

### Design

For developments, policy DP24 requires the Council to consider, among other things, the character, setting, context, form and scale of neighbouring buildings, as well as the character and proportions of the existing building. Development should also preserve and enhance the established character and

appearance of conservation areas.

Although the subject property is not statutorily listed, it is recognised as being a positive contributor to the surrounding conservation area. The conservation area statement notes that the conservation area has changed remarkably little during the past 150 years and that intrinsic to the Bartholomew Estate is the balance between built and unbuilt space which has resulted in a superior set piece of Victorian townscape planning.

The proposed outbuilding would be located to the rear of the application site, adjoining the boundary wall of the property, which is located at the end of the terrace. It would be 2.6m high and would project approx. 0.4m above the solid boundary wall. It would be screened by an existing trellis but still partially visible from the public realm. It is welcomed that the visible part of the outbuilding incorporates a timber fascia so as to appear as a traditional garden development. However, its visibility would be detrimental to the character and appearance of this part of the conservation area as it would be perceived as a large structure in the garden.

Moreover, the rear garden of this property has already been subject to a substantial decrease in size with the approval a few months ago of a single storey rear extension 3.5m deep by 9.8m wide, which has not been built yet. This represents an approximate loss of around 34 sq. m. In this context the proposed outbuilding would represent an increase in enclosed space of a further 16 sq. m. approximately. This increase would result in the further loss of open space to the rear of this property, resulting in degradation to the established green and open character of rear gardens in the surrounding area. The proposal would not therefore preserve and enhance the appearance and character of the surrounding conservation area.

The proposal involves the removal of a tree. There is already a live consent to remove both the trees in the garden (ref: 2013/5899/T dated 7th November 2013). The application includes an extensive green roof which is positive.

In summary, it is considered that the combination of the further loss of garden space and the fact that the outbuilding would be visible from the public realm balance this proposal towards refusal as it fails to preserve and enhance the character and appearance of the conservation area.

#### Impact to neighbouring occupiers

It is not considered that the proposal would result in any significant loss of amenity for neighbouring properties.

#### Conclusion

The proposed outbuilding would result in the unacceptable loss of open garden space and would be visible from the public realm. The proposal would therefore be of detriment to the character of the existing property and the wider conservation area. The proposal would be contrary to Camden Local Development Framework Core Strategy and Development Policies CS14 - Promoting high quality places and conserving our heritage; DP24 – Securing high quality design, and; DP25 – Conserving Camden's Heritage; Camden Planning Guidance CPG1 – Design, and; the Bartholomew Estate Conservation Area Statement (2000).