

Delegated Report		Analysis sheet	Expiry Date:	11/06/2012
		N/A / attached	Consultation Expiry Date:	17/05/2012
Officer			Application Numbers	
Aysegul Olcar-Chamberlin			1) 2011/3581/P 2) 2011/3584/L	
Application Address			Drawing Numbers	
54 Oakley Square London NW1 1NJ			See draft decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposals				
1) Excavation of part of rear garden and relocation of retaining wall with safety rails and lighting to create two garden areas to existing flats (Class C3). 2) Excavation of rear garden and relocation of retaining wall with safety rails and lighting to create two garden areas to existing flats (Class C3) and repair works to rear garden walls.				
Recommendations:		1) Grant planning permission 2) Grant Listed Building Consent		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	01	No. of objections	00
			No. electronic	01		
Summary of consultation responses:	<p>A site notice was displayed from 17/04/2012 to 08/05/2012. Press notice was advertised on 26/04/2012 (expired on 17/05/2012).</p> <p>The occupiers of 55b Oakley Square raised no objection to the proposal and made the following comments:</p> <ul style="list-style-type: none"> Assuming that there are no implications to the boundary wall between no 54 and no 55 the proposal would be an improvement. They would like to know how much of the proposed lighting would be visible from the windows of 55B. <p><i>Response: The proposed works would not be likely to affect the quality of the rear boundary walls. There would be some repairs works to the boundary wall to improve their conditions. Given the low voltage of the proposed brick lights and their positioning (approximately 1m below the boundary walls) they would not be visible from the lower ground floor levels of the adjoining properties or cause light pollution to the adjoining occupiers on the upper floor levels.</i></p>					
CAAC/Local groups comments:	Camden Town CAAC raised no objection to the proposal.					
Site Description						
<p>The application is a four storey plus semi-basement level mid-terrace property located on the west side of Oakley Square in Camden Town Conservation Area. The property is Grade II listed and is part of a long terrace dating from the mid 19th century which skirts the north side of the square.</p> <p>The building has been substantially reconstructed and extended at the rear in the later 20th century at lower ground, upper ground and first floor levels. The rear of the property backs on to a garden space occupying the original curtilage of the property which is bounded by low brick walls in a red multi brick as is commonly found on later 19th century properties.</p> <p>The application property has been divided into flats and this application relates to the lower ground floor / garden flat and the rear garden.</p>						
Relevant History						
None						

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG 1 – Design

CPG 6 – Amenity

Camden Town Conservation Area Appraisal and Management Plan

Assessment

Proposal: The proposal involves some landscaping works to divide the shared rear garden between the flats on the lower and upper ground floor levels. The re-landscaping works would involve the creation of a larger/deeper terraced area at lower level serving the lower ground floor flat, with a raised area to the rear of the garden serving the upper flat, which would continue to be accessed by the existing staircase and a new walkway as a continuation of it. The lowered terrace would be paved with natural stone slabs. The retaining walls around the lowered terrace area would be white rendered and secured by railing matching to the external staircase of the upper flat. The new retaining walls would have 9w inserted brick lights.

The worn parts of the existing boundary walls around the rear garden would also be repaired to match existing brick work.

Impact on Listed Building and wider Conservation Area: Although the proposal would not alter the main fabric of the listed building it would alter the appearance of the rear garden. In terms of gardens section 6 of Camden Planning Design Guidance states that gardens make an important contribution to the townscape of the Borough and contribute to the distinctive character and appearance of individual buildings and their surroundings. Accordingly, the proposed alterations to the landscaping of the gardens are expected not to unbalance the ratio between hard and soft landscaping and harm the setting of the listed building.

The existing rear garden is currently overgrown and was re-landscaped at some time in the later 20th century (possibly at the time of the extension). There is small paved terrace directly behind the ground floor flat, which is bounded by a retaining wall and steps defining the remainder of the garden which is at a higher level and accessed from the upper ground floor flat by a flight of concrete stairs with a black painted metal balustrade. The proposal would increase the depth of the paved terrace area by approximately 6.5m. The proposed alterations would still leave approximately 50% of the rear garden for soft landscaping. The proposed materials to be used in the rear garden are also considered to be appropriate to the character and appearance of the listed building.

Overall, the proposal would leave sufficient amount of soft landscaping in the rear garden and the proposed re-landscaping would not be detrimental to the setting of the listed building and the appearance and character of the Conservation Area.

Impact on Trees: An arboricultural impact assessment of the trees on site has been submitted. The findings of this are that only one tree will be affected by the proposed work; a small Fig in the middle of the garden of 54 Oakley Square which would need to be removed. The Fig has low visibility from outside the site and its loss would not be detrimental to the character of the area. The presence of

retaining walls around the existing garden makes it highly unlikely that the trees in the adjacent gardens would be affected by the proposal.

The proposed landscaping is considered not to harm the mature trees or any other vegetation with amenity and high biodiversity value.

Amenity: Given the nature of works the proposal would not have any adverse impact on the residential amenities of the occupiers of the neighbouring properties.

In terms of light pollution the proposed brick light would not be likely to harm the amenities of the adjoining neighbours as they would have very low voltage of the proposed brick lights and would be fixed into the retaining walls inside the garden which are approximately 1m below the boundary walls.

Conclusion:

This proposal is purely associated with the rear garden immediately behind the late 20th century rear extension, so does not impact on the special interest or setting of the grade II listed building. The proposal would not be likely to have adverse impact on the amenities of the adjoining properties. The proposal is therefore acceptable subject to conditions, since it complies with the aims of policies CS5, CS14, DP24, DP25 and DP26.

Recommendation: Grant both conditional planning permission and listed building consent.

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