

67 Bartholomew Road

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Cycle storage shed
Side extension to existing side alley
Planning Application Report
July 2010



Introduction

The following report is a planning application document for the erection of a cycle storage shed to the side passage between no. 67 and no. 69 Bartholomew road.

There are many factors affecting the proposed development, the main ones can be outlined as follows:

- Permitted development under the Town & Country Planning Act
- Unitary Development Plan & Camden Plannin Guidance
- Conservation Area Statement for the Bartholomew Estate 27
- Planning history and matters relating to boundary wall and windows with no right of daylight or sunlight.

The report considers each matter individually and offers a statement for each.

A similar document was submitted for consultation to the planning dpartment of Camden Council.

Advice was given by Carlos Martin.

A copy of the correspondance is included in Appendix 2

The main points discussed are as follows:

- The proposal build requires to be submitted for formal planning approval
- A lighter construction will be deemed more suitable. This could be timber
- Attaching the roof to the neighbour is not a possibility
- The windows to No.69 are not deemed to be a material consideration affecting this planning submission

- Permitted development under the Town & Country Planning Act

- Town & Country Planning, England 2008 No. 2362

Class A, A.1 Development is not permitted by Class A if

(d) the extended part of the dwellinghouse would extend beyond a wall which (ii) forms either the principal elevation or a side elevation of the original dwellinghouse.

Statement: It is clear that the proposed development being a side extension cannot be constructed under permitted development.

- Unitary Development Plan & Camden Planning Guidance 2006

- Camden Planning Guidance 2006

Side extensions

19.19. Certain building forms may lend themselves to side extensions. Such extensions should be designed to:

- not be unduly prominent in the streetscape and be subordinate to the building being extended, in terms of location, building lines, height, bulk, mass, form and scale;
- take into account the size, character and design of the property and patterns of development in the surrounding area;
- retain gaps between buildings above ground floor level;
- use materials which are sympathetic to the original building; and
- make sure there is no loss of amenity to adjacent properties with regard to sunlight, daylight, overshadowing, privacy/overlooking and sense of enclosure.

See also Figure 1 'Side extensions'.

19.20. In many streets in the north of the Borough houses have mature rear gardens that can often be seen through gaps between buildings, softening the urban scene and providing visual interest. The infilling of gaps will not be considered acceptable where:

- significant views or gaps are compromised or blocked;
- the established front building line is compromised;
- the architectural symmetry or integrity of a composition is impaired;
- the original architectural features on a flank wall are obscured; or
- access to the rear of a property is lost.

19.21. Where a property is located in a conservation area, reference should be made to the relevant Conservation Area Statements, which often identify important gaps and vistas where infilling would be inappropriate.

Statement: the proposed development is subordinate to the main building as described and is not visible from the public highway. It does not block or alter the gap between the two buildings.

With regards to loss of amenity to the adjacent building on No. 69 and the presence of two windows, please refer to the following paragraph regarding 'Planning History'

- Conservation Area Statement for the Bartholomew Estate 27

- Conservation area statement Bartholomew Estate 27

Sub-area 3 St Bartholomew Hospital Estate

Page 17 'Glimpse Views, The gaps between buildings provide attractive views through to mature rear gardens and green spaces. This is particularly evident along the Caversham Road.... and Bartholomew Road.'

Statement: the proposed development does not alter in any way the desire to keep the glimpse view between buildings.

- Planning history and matters relating to boundary wall and windows with no right of daylight or sunlight.

- Appendix 1 contains the original planning application decision for the windows installed to No. 67

Planning application 2005/4526/P dated 9th December 2005

Conditions & Reasons:

4 The approved ground floor windows on the flank elevation of the building shall be formed from obscure glass and be non-opening, and retained as such permanently thereafter.

Reason: to preserve the residential amenity of neighbours in accordance with the provisions of policies EN19 and RE2 of the LBoC UDP 2000

Informatives:

2- The approved windows in the flank elevation of the building would not prejudice any future development of the neighboring property. For example if the neighbour at No. 67 Bartholomew road would be entitled to erect a fence in front of the windows without the need for planning permission. An application for planning permission for an extension built in front of the windows would not be prejudiced by the presence of the windows.

Statement: **'An application for planning permission for an extension built in front of the windows would not be prejudiced by the presence of the windows'** is a clear and unequivocal statement that the windows should not be considered when determining the validity of this application.

Conclusion

The cycle storage enclosure requires to be submitted for planning approval.
The proposal complies with the UDP requirements and planning guidance.
The proposal complies with the requirements of the conservation area statement.
The windows to No. 69 are non material to this proposal.