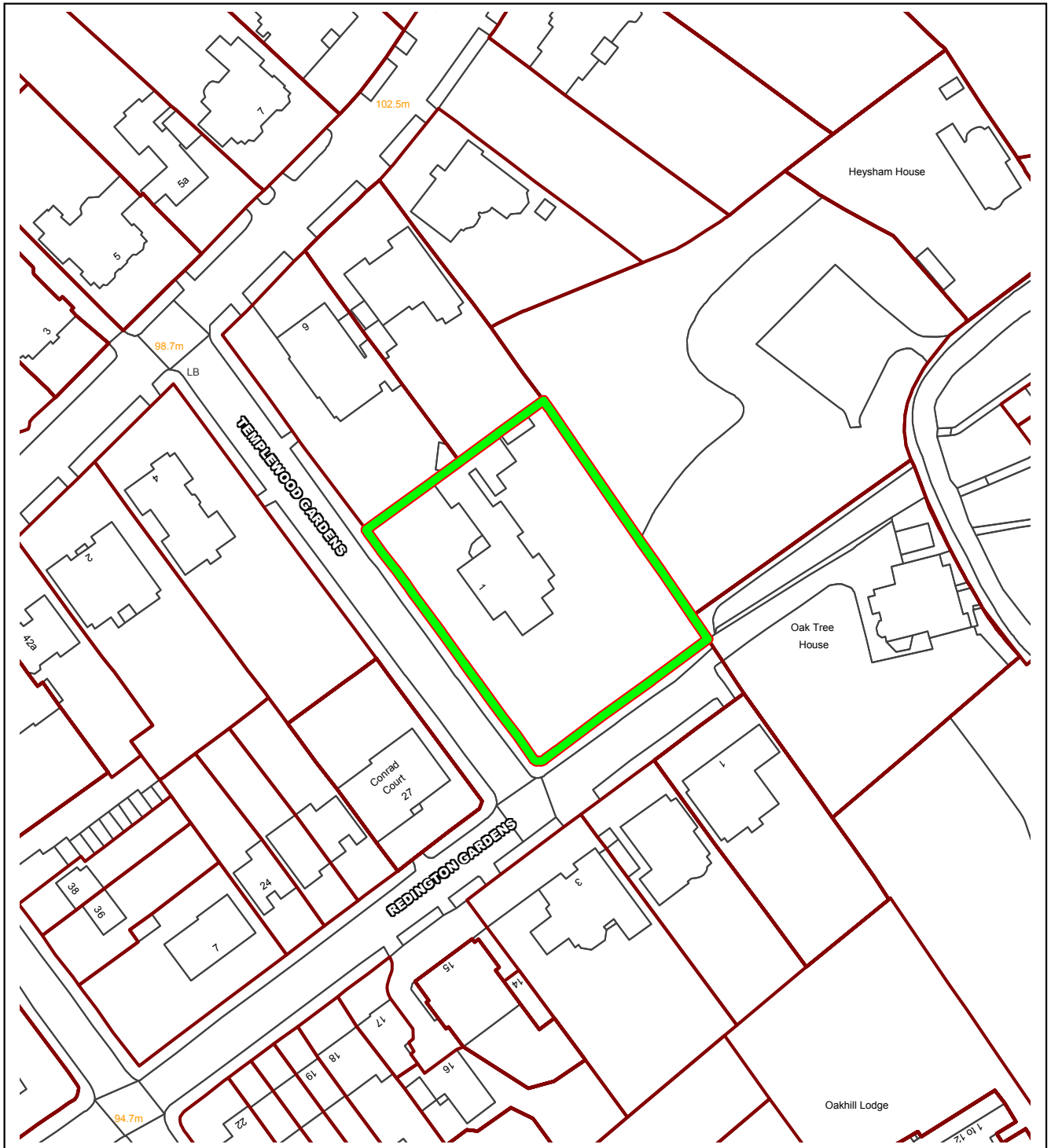


1 Templewood Gardens



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Existing east elevation (rear)



Photo showing depth of garden

Delegated Report		Analysis sheet		Expiry Date:		24/09/2014	
		N/A / attached		Consultation Expiry Date:		22/08/2014	
Officer				Application Number(s)			
Niall Sheehan				2014/4352/P			
Application Address				Drawing Numbers			
1 Templewood Gardens London NW3 7XB				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Single storey extension to south (side) elevation and two storey extension to north east (rear) elevation.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	4	No. of responses	00	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		None					
CAAC/Local groups* comments: *Please Specify		Such a development will need to see existing and proposed landscaping. Officer response: see 3.1					

Site Description

The site is a two storey (plus roofspace) detached building located on the north side of Templewood Gardens. A single storey attached building exists to the North side of the building. The property is located within the Reddington Froggnal Conservation Area and is listed as a positive contributor.

Relevant History

2014/3794/P: Planning permission granted for "Replacement of existing clay roof tiles with new clay tiles and existing single glazed timber windows with double glazed hardwood windows to existing single family dwelling (class C3)". Decision Date: 14/08/2014

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

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)

London Plan (2011)

National Planning Policy Framework (March 2012)

The Redington and Froggnal conservation area appraisal and management strategy (2000).

Assessment

1.0 Proposal

- 1.1 Planning permission, is being sought for erection of a single storey rear extension at ground level in connection with residential flat.
- Single storey extension to south (side) elevation and two storey extension to north east (rear) elevation.
- 1.2 The scope of the proposed works include:
- 1.3 Construction of single storey flat roof extension to the rear of the existing single storey flat roof addition to the south flank of the property. The extension would be flush to the main rear façade. The extension would measure 4.5m in height aligning with the height of the existing addition. Materials to this aspect would include brick to walls, timber sash and case astragal windows to match existing. Decorative protruding and receding block features would be positioned to corners of extensions to match those of the main building.
- 1.4 A two-storey extension is proposed to the rear elevation. This extension would fit in between the existing two-storey rear addition to the North East side and the main rear façade. The extension would project 3m from the outermost façade of the existing addition, 4.8m from the original rear façade, measuring 5.7m in width, 6.3m to the eaves to join the eaves of the original building and a hipped roof to align with the roof of the building. The roof would be hipped at angles of 45 degrees to match that of the main roof. Materials to this aspect would include brick to walls, timber sash and case astragal windows. Decorative protruding and receding block features would be positioned to corners of extensions to match those of the main building.

2.0 Considerations

Design

- 2.1 Policy DP24 requires new development to meet a high standard of design which respects the setting, context, proportions and character of the existing building and Policy DP25 which requires new development to both preserve and enhance the character and appearance of heritage assets.
- 2.2 As stated above the property is located within the Reddington Frogmal Conservation Area and is listed as a positive contributor. The proposal accords with the character and appearance of the host building and those surrounding, in terms of design, scale, fenestration and finish. The key design features of the host building including its proportion, fenestration and material finish are protected and remain prominent features. The single storey extension would be carefully continued to the original rear façade respecting the proportions and material finish of the original extension and by coming flush with the main rear façade would appear subservient. The two-storey rear extension would fit in neatly with the remainder of the rear façade, and although its projection detailed is reasonably significant by virtue of it's width, position, eaves height, ridge height and roof pitch, it would integrate successfully with the remainder of the rear façade.
- 2.3 The two-storey extension would involve some changes to the roof form of the north eastern section of the roof, however the manner in which the existing two-storey addition would adjoin the proposed two-storey extension is not considered to be problematic as the key features of the main roof form would be protected. These include the angle of roof pitch and the overall relative symmetry of the roof. The chimney breast to the north eastern side would be moved slightly; however its design, form and finish would not change. It's retention in situ was sought, however given the configuration of the proposed roof, this was not possible, hence the next best alternative was pursued.
- 2.4 A compact coal cellar would be demolished to facilitate the two-storey extension. Its retention was not sought as the cellar is not of significance in the overall design context of the building.
- 2.5 A condition has been attached to the consent requesting proposed materials accord with those existing),

hence ensuring the integration of the new build element with the host building and the wider Conservation Area.

- 2.6 Overall it is considered that, from a design perspective, the revised proposal is of an acceptable design, scale, fenestration and form. The proposal would assist in the retention of historic fabric, and in terms of the impact on the appearance and setting of the listed building; it is therefore considered acceptable and in accordance with policies DP24 and DP25.

Trees and Landscaping

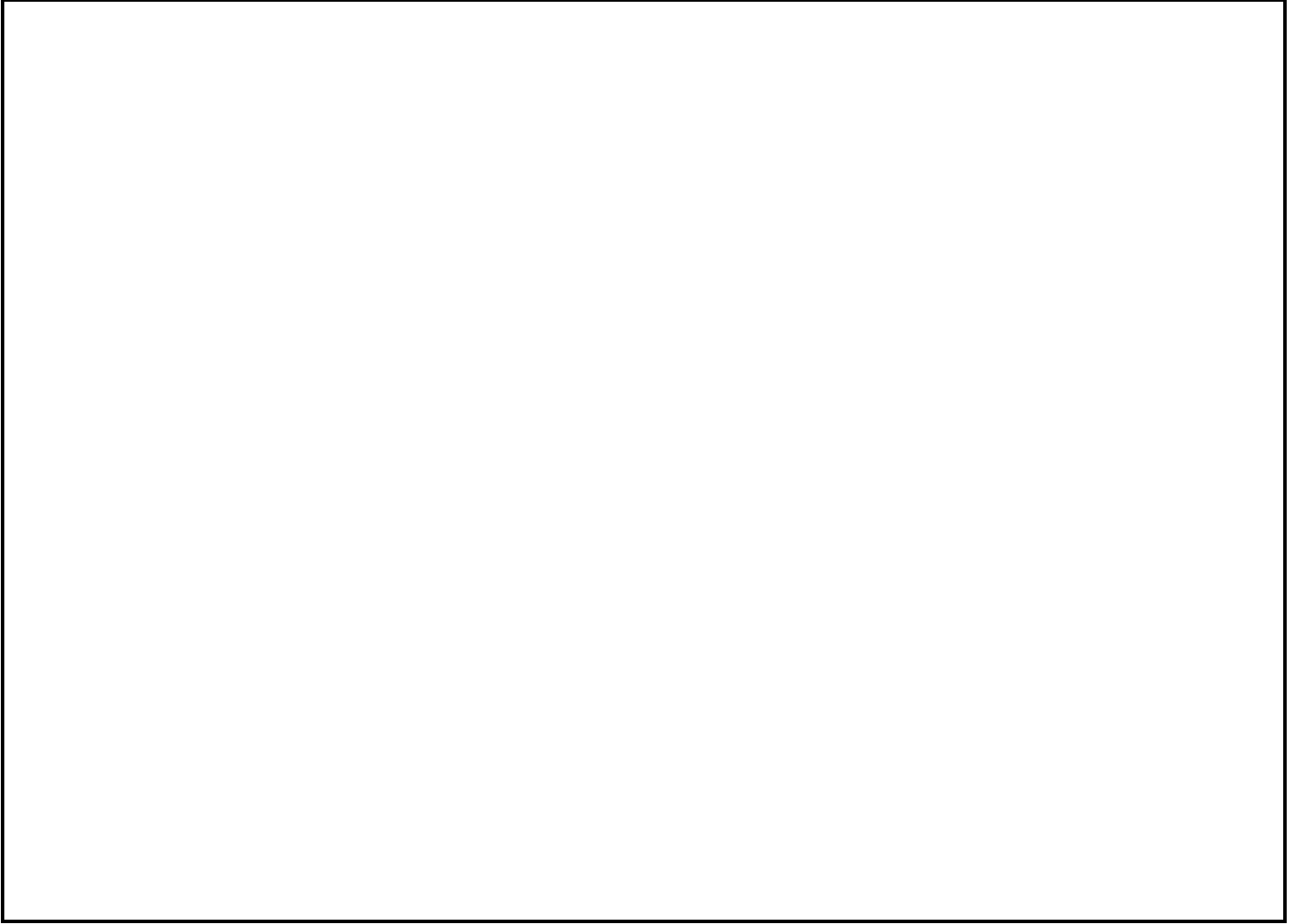
- 3.1 In response to a point raised in an objection received stipulating that existing and proposed landscaping will need to be detailed; this is not considered to be necessary given the scale of the extensions and the garden area to which they affect and relate. The extensions will not interfere with any planting, shrubbery, trees or other significant features within the garden. Given the overall size of the garden area it is of a significant size to adequately absorb the extensions in footprint terms, hence the works proposed will not impact adversely on the character and usability of the garden area.

Amenity

- 4.1 Although significant massing is being added to the south flank and rear elevations of the building running from behind the existing chimney breast to a projecting depth of 4m from the rear, given the size of the application site and the distance from the position of the proposed works to the mutual boundaries, any overshadowing, loss of light or outlook impacts to neighbouring properties would not be overly significant.
- 4.3 Assessing the privacy impacts of the proposal, given that all window openings apart from one opening would view onto the rear and side garden areas, and the opening which would view towards the neighbouring occupier at Templewood Avenue is of a significant distance away and blocked by high trees to the boundary, hence, no adjoining neighbouring occupier is considered to incur a significant loss of privacy.

Recommendation: Grant planning permission subject to conditions.

Decision route to be decided by nominated members on Monday 13th October 2014. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.



Mr Tom Slater
21st Architecture Ltd
314 Goswell Road
London
EC1V 7AF

Application Ref: **2014/4352/P**
Please ask for: **Niall Sheehan**
Telephone: 020 7974 **3968**

8 October 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Templewood Gardens
London
NW3 7XB

DECISION

Proposal:
Single storey extension to south (side) elevation and two storey extension to north east (rear) elevation.

Drawing Nos: Existing:175_PL2_00A, 01A, 02A, 03, 04A, 05A, 06, 07, 08A

Proposed:175_PL2_09A, 10A, 11A, 12, 13A, 14A, 15, 16, 17, 18.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing: 175_S_00 A, 175_PL2_00A, 01A, 02A, 03, 04A, 05A, 06, 07, 08A
Proposed: 175_PL2_09A, 10A, 11A, 12, 13A, 14A, 15, 16, 17, 18.

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

DRAFT

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

DRAFT

DECISION