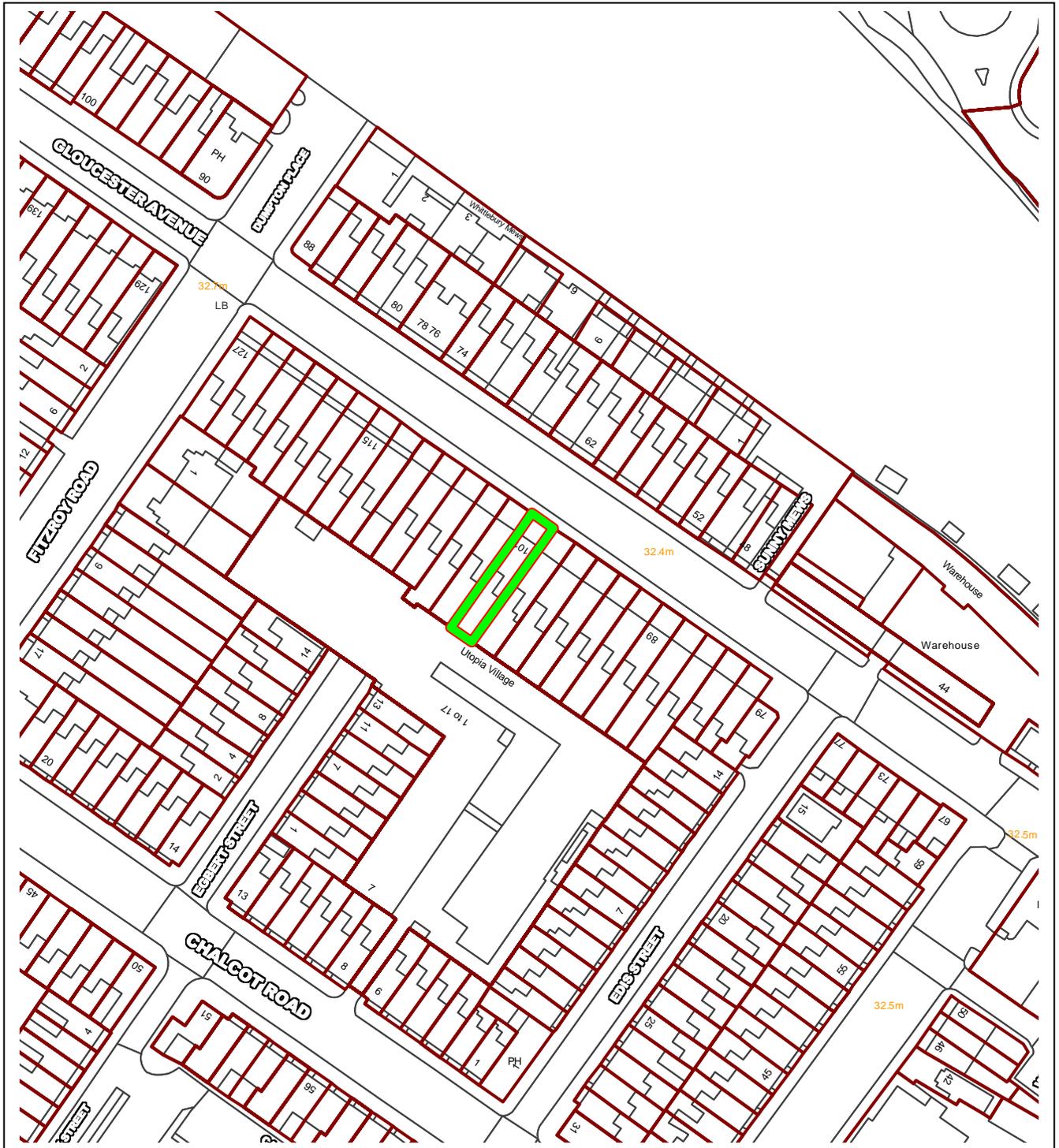


# 101a Gloucester Avenue, NW1 8LB



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Photo 1- Rear garden



Photo 2- Rear garden from inside dwelling

|  |                              |   |  |
|--|------------------------------|---|--|
| <b>Delegated Report</b><br>(Members Briefing)                            |                              | <b>Analysis sheet</b><br>N/A                        | <b>Expiry Date:</b><br>01/04/2015              |
|  |                              |   | <b>Consultation Expiry Date:</b><br>05/03/2015 |
| <b>Officer</b><br>Tessa Craig  |                              | <b>Application Number(s)</b><br>2015/0584/P         |  |
| <b>Application Address</b><br>101 Gloucester Avenue<br>London<br>NW1 8LB |                              | <b>Drawing Numbers</b><br>See 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><br><br>Erection of outbuilding in rear garden.        |                              |   |  |
| <b>Recommendation(s):</b>  | Grant conditional permission |   |  |
| <b>Application Type:</b>   | Full Planning Permission     |   |  |

|   |  |           |                  |           |                   |           |
|---|--|-----------|------------------|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal:              | Refer to Draft Decision Notice   |           |                  |           |                   |           |
| Informatives:                                   |  |           |                  |           |                   |           |
| <b>Consultations</b>                            |  |           |                  |           |                   |           |
| Adjoining Occupiers:                            | No. notified   | <b>34</b> | No. of responses | <b>03</b> | No. of objections | <b>02</b> |
| Summary of consultation responses:              | <p>The owner/occupier of No's 105 Gloucester and 105a Gloucester have objected to the application on the following grounds:</p> <ul style="list-style-type: none"> <li>• Noise pollution;</li> <li>• Wildlife;</li> <li>• Aesthetics of rear garden;</li> <li>• Size and that it is a permanent structure;</li> <li>• Light pollution;</li> <li>• Precedence;</li> <li>• Impact on ecological corridor.</li> </ul> <p><u>Officer Comment</u></p> <ul style="list-style-type: none"> <li>• <i>The noise associated with construction is considered temporary in nature. The proposed outbuilding is not considered to generate noise beyond that which could be created by occupants using the existing garden space.</i></li> <li>• <i>Although the outbuilding shall take up 22% of the rear garden space, adequate garden space shall be retained (48.1sqm). The outbuilding is considered a modest size and acceptable in the rear garden space.</i></li> <li>• <i>The outbuilding would be used ancillary to the parent building. Light generated would be similar to garden lighting. The location at the rear of the garden would mean the light would not spill into residential windows. The high boundary fences and proposed planting would largely screen views of the outbuilding from neighbouring properties.</i></li> <li>• <i>Furthermore, 105 Gloucester does not directly adjoin the subject property.</i></li> <li>• <i>Conditions have been imposed to ensure no trees are harmed by the works and that the outbuilding is only used for ancillary purposes to the main property.</i></li> </ul> |           |                  |           |                   |           |
| CAAC/Local groups* comments:<br>*Please Specify | <p>Primrose Hill CAAC:</p> <p>Object to potential loss of green space and permeable ground, contrary to NPPF. Infilling garden space would be harmful to character and appearance of CA. Height of building would harm sense of openness and proposal would neither preserve nor enhance the character and appearance of CA.</p> <p><u>Officer Comment</u></p> <ul style="list-style-type: none"> <li>• <i>The rear garden is already paved over and therefore impermeable.</i></li> <li>• <i>The location of the outbuilding at the rear of the garden against the brick boundary walls and away from residential buildings would limit</i></li> </ul>  |           |                  |           |                   |           |

*any loss of outlook or sense of enclosure for neighbouring properties. The outbuilding is considered modest in size and appropriate in terms of materials and therefore is considered to preserve the CA.*

### **Site Description**

The property is located on the south side of Gloucester Avenue, the site is bounded to the rear by Utopia Village, bounded by a brick wall. The property is a two storey terraced building which is located within the Primrose Hill conservation area. The existing rear garden spaced is paved and steps up slightly at the rear of the garden.

### **Relevant History**

2013/6897/P- Erection of a single storey rear extension following demolition of existing rear extension, replacement and enlargement of existing rear window. Erection of a single storey front extension with roof light at ground level and alterations to the front staircase, all in connection with lower ground floor flat (Class C3). Granted, 26/03/2014. *Note the proposed rear extension matches the footprint of the existing rear projection and would not extend deeper into the rear garden. The extension was being constructed when the site visit for the current application was being undertaken.*

### **Relevant policies**

#### **National Planning Policy Framework 2012**

#### **The London Plan March 2015 consolidated with alterations since 2011**

#### **LDF Core Strategy and Development Policies 2010**

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

#### **Camden Planning Guidance 2011**

CPG1 (Design)

CPG6 (Amenity)

#### **Primrose Hill Conservation Area Statement 2000**

## Assessment

### 1.0 Proposal

- 1.1 Erection of rear garden outbuilding measuring 2.7m (d) by 5m (w), 2.5m (h) and totalling 13.5 sqm. Constructed from white painted timber lapboarding with four French folding doors in the north facing elevation and a fixed rooflight.
- 1.2 0.3m of trellis will be added to the west boundary wall to match the height of the east boundary wall.
- 1.3 The proposal has been revised since its original submission to reduce the width from 5.6m to 5m to include 0.3m space on either side of the outbuilding for proposed plantings, to match the height of the boundary walls.

### 2.0 Assessment

- 2.1 The main issues to be considered are the proposed design and its impact on the parent building and conservation area and the impact on neighbours' amenity.

#### Design

- 2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.
- 2.3 Camden Planning Guidance states that the construction of garden buildings, including sheds, stand-alone green houses and other structures in rear gardens, can often have a significant impact upon the character of an area. The Council therefore seek to ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to, the host and surrounding gardens.
- 2.4 The rear garden space is 61.6 sqm in area and although the proposed outbuilding would occupy 22% of the space, the property would retain a reasonably sized garden where mature vegetation could be sustained, as required by policy and guidance. The outbuilding is considered a reasonable size, with a height of 2.5m and boundary walls of 2.0m, the structure will be 0.5m above the boundary walls but largely screened by the walls and the proposed plantings on either side of the structure, reducing the visual impact from neighbouring properties.
- 2.5 The outbuilding will be sited in an appropriate location right at the rear of the garden and designed to use materials (white painted lapboard) sympathetic to the conservation area, which would also reduce the visual impact. As the existing garden space is already almost entirely paved over, it is considered the proposal will improve permeability as it is proposed to include a section of gravel in the middle of the garden, replacing some of the paved area. Given its location, at the far end of the garden area, the proposal is not considered harmful to the character and appearance of the property or the conservation area generally. The western boundary wall shall be increased in height by 0.3m by adding trellis to the top of the brick wall; this shall match the height of the eastern boundary wall and increase screening of the outbuilding.
- 2.6 There are two mature trees on site which will need to be preserved, one near the west boundary wall near the middle of the rear garden and the other near the east boundary wall. A condition shall be imposed requiring tree protection measures to be submitted and approved by the Council prior to works taking place onsite.

#### Neighbour Amenity

2.7 CPG6 Amenity states: “Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:

- Living rooms;
- Bedrooms;
- Kitchens; and
- The part of a garden nearest to the house.”

2.8 The location of the outbuilding at the rear of the site, the proposed plantings to screen the structure and the existing boundary walls would ensure that the structure does not harm neighbours amenity in terms of loss of light or sense of enclosure. There are no residential windows in close proximity to the outbuilding. The nearest neighbouring windows at ground floor would be approximately 9m from the outbuilding, but due to the brick boundary wall and the separation distance, the outbuilding is not considered to impact neighbours access to light nor their sense of enclosure. .

### **3.0 Recommendation**

3.1 The proposed studio would comply with relevant design and amenity policies and consequently approval is recommended.

#### **Disclaimer**

Decision route to be decided by nominated members on 11<sup>th</sup> May 2015. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for ‘members briefing’

Ms Anthi Grapsa  
retrovius  
2A Ravensworth Road  
London  
NW10 5NR  
United Kingdom

Application Ref: **2015/0584/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

11 May 2015

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Householder Application Granted**

Address:  
**101 Gloucester Avenue**  
**London**  
**NW1 8LB**

**DECISION**

Proposal:  
Erection of outbuilding in rear garden.  
Drawing Nos: Design and Access Statement, GA 01, DM01, and GA 20-03.01 Revision B.

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:

Design and Access Statement, GA 01, DM01, and GA 20-03.01 Revision B.

Reason:

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

- 4 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of No. 101 Gloucester Avenue and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy.

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 6 Full details in respect of the planting areas on either side of the outbuilding indicated on the approved plan, including species type and height shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to

take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

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

Director of Culture & Environment