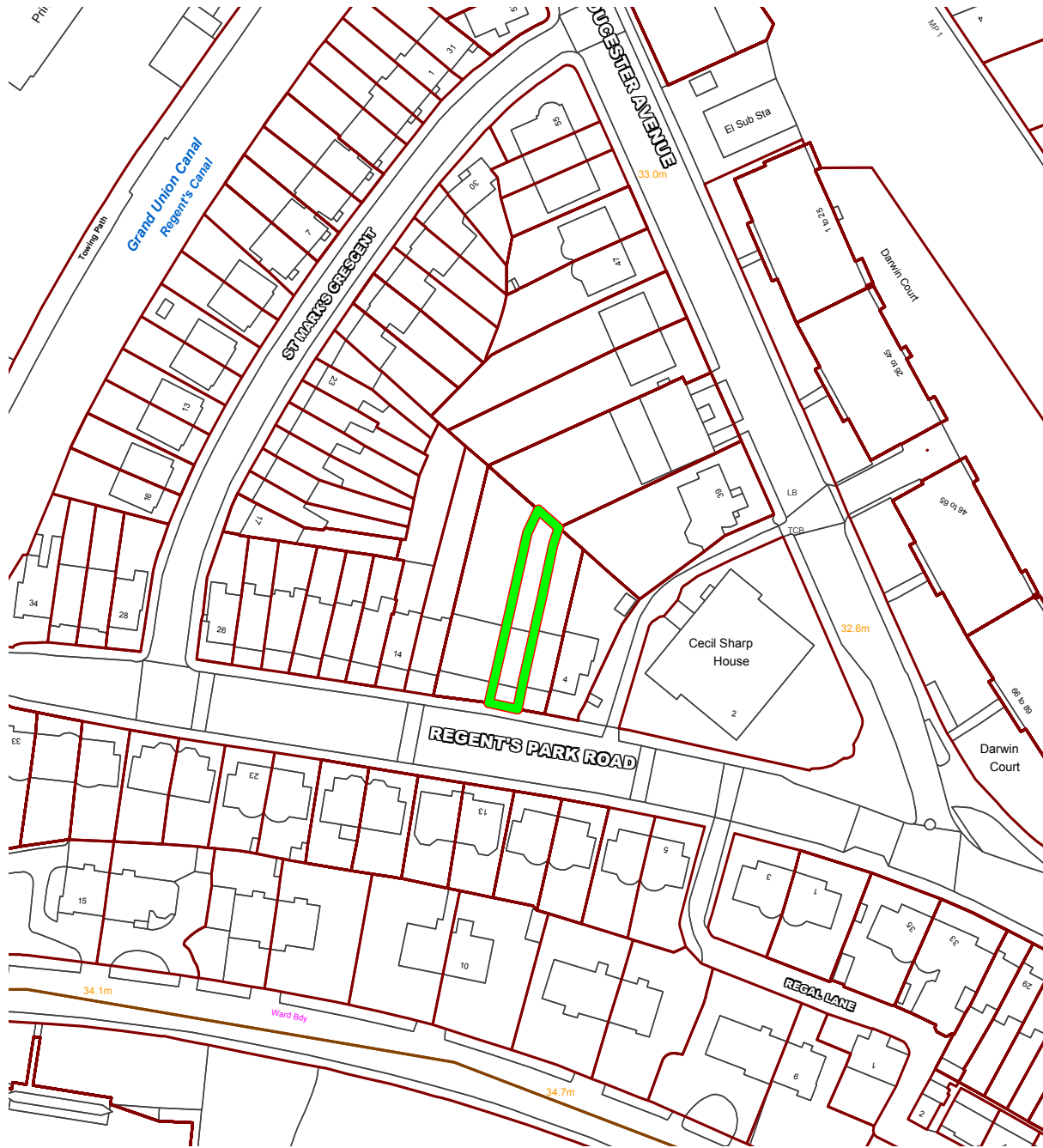


# 8 Regent's Park Road – 2015/2774/P





View of the existing site



View over the rear garden from the balcony.



Trees and bushes to the West of the site.





View back to the existing building.



Example of pre-fabricated outbuilding

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>13/07/2015</b>	
<b>(Members Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>		<b>09/07/2015</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Matthias Gentet				2015/2774/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
8 Regent's Park Road London NW1 7TX				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>							
Erection of ancillary outbuilding to rear of rear garden							
<b>Recommendation(s):</b>		<b>Grant Planning Permission subject to Conditions</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<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>27</b>	No. of responses No. Electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		<p>There were 27 consultation letters sent out to the adjoining neighbours to the rear and side of the application site address (expiring on 30/06/2015).</p> <p>A site notice was displayed on the lamp post outside the site (expiring on 03/07/2015) and an advertisement was placed in the Camden New Journal on 18/06/2015 (expiring on 09/07/2015).</p> <p>No responses were received.</p>					
<b>Primrose Hill CAAC</b>		<p>The Primrose Hill Conservation Area Advisory Committee was notified of the proposal and have objected on the following grounds:</p> <ul style="list-style-type: none"> <li>The character of the CA is based on the openness and unbuilt quality of the area of gardens which converge to create a generous space; <b>(see officer's comments in paragraph 3.2 – 3.4)</b></li> <li>The height of the proposed structure, which gives it a dominance which is harmful in context, and which could also be modified. <b>(see officer's comments in paragraph 3.4)</b></li> </ul>					

- The structure is located on an existing platform which raises the shed by some 200mm about the general garden level: this implies that the shed, itself 2.5m high, would sit 2.7m above the general ground level in the area. (*see officer's comments in paragraph 3.4*)

## Site Description

The site is located to the north side of Regent's Park Road, close to the intersection with Gloucester Avenue. The property is a 3 storey with basement Italianate villa terrace house, part of traditional residential street comprised of similar 3 or 4 storey terrace semi-detached or terrace villas typified by the presence of portico, pilasters, projecting sections, gables and in some cases, pairs of central porches.

The site lies within Primrose Hill Conservation Area and is bordered to the left hand side by a block of flats and with Cecil Sharp House. Both are Grade II Listed Buildings. Regent's Park Road is bordered by rows of London Plane on both side of the road adding a natural touch to the large facades.

## Relevant History

### Site History:

2008/1337/P – (granted on 01/09/2008) - Erection of a terrace at raised ground floor level to the rear of the building and stairs to garden level - Flat A, 8 Regent's Park Road.

### Adjacent sites:

2007/4466/P – (granted on 30/11/2007) - The retention of a single storey timber framed summer house within rear garden for the ancillary use of the ground floor flat, following the demolition of existing single storey shed - 31A Regents Park Road

## Relevant policies

### National and Regional Policy

National Planning Policy Framework (2012)  
London Plan (2015)

### Core Strategy

CS5 (Managing the impact of growth and development)  
CS13 (Tackling climate change through promoting higher environmental standards)  
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 2013

CPG1-Chap 3, 4 & 6 (Design)

### Primrose Hill Conservation Area Appraisal 2001

## Assessment

### 1. Proposal:

- 1.1 The erection of a timber clad and timber frame garden studio in the rear garden. The outbuilding is to be ancillary to the use of the residential flat at lower and ground floor level. A condition is included to this effect.
- 1.2 The studio is to measure 3.20m in width x 2.20m in depth x 2.50m in height, horizontally clad in timber with 3 corner timber framed windows and a timber framed glazed door in mid grey finish. The roof is a single ply membrane in lead grey colour with mid grey powder coated flashings to be fitted around the sides and edges of the roof plane. The structure is to be affixed to pre-fabricated pads to be set at 200mm deep at the slightly raised rear garden area, set back from and parallel to the side boundary by 0.65m, and from the rear boundary wall, at an angle, by a minimum of 0.50m. The existing garden has an area of 144.1sqm. The proposed structure would cover an area of 8sqm.
- 1.3 The main considerations to the determination of this application are summarised as follow:
  - Design
  - Amenity
  - Sustainability

- Trees

## **2.Principle:**

2.1 There is no other out building in the vicinity of the site. Camden LDF policy does not specifically seek to restrict outbuildings. As such, the proposal is considered to be acceptable in principle subject to the assessment below.

## **3.Design:**

3.1 The proposed outbuilding is to be located at the far end in the rear garden, leaving an average 0.5m around the structure and a distance of 16m between the rear access stairs and the proposed studio. The outbuilding will have a modern design softened by the timber cladding and the surrounding vegetation which together will provide a natural appearance to the added feature. The cladding will stay natural though will weather to a silver/grey colour allowing it to compliment the surrounding wooded adjacent gardens.

3.2 CPG1 states that *development in rear gardens should ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to the host garden*. The height of the proposed outbuilding has been kept to a low level – 2.50m – minimising its bulkiness and impact on the rear garden, producing an addition that is subordinate to the main property as well as the rear garden area.

3.3 CPG1 states that *the potential detrimental effects of new structures in gardens can be reduced by carefully siting structures away from vegetation and including green roofs*. Due to the minimal loss of garden space and the wide variety of vegetation present within the surroundings gardens, the addition of a green roof is considered to be unnecessary. The positioning of the proposed outbuilding has been carefully designed so that it provides a corridor on the right hand side and to the rear of the structure and thus allowing for vegetation.

3.4 An objection from Primrose Hill CAAC has been received about the size of the proposed studio being too tall for the location as it is to be sited on the slightly elevated part of the rear garden. This elevated area will only add a mere 200mm to the height of the proposed studio, bringing the whole project to an overall height to be no more than 2.70m. This height is not considered to be unreasonable for an outbuilding.

3.5 The proposal will maintain a large amenity area for occupants.

## **4.Amenity:**

4.1 The height and bulk of the studio are minimal and, given its separation from the rear elevations of adjoining properties, it is considered that the proposal would not result in unacceptable overshadowing, loss of light and/or loss of outlook.

## **5.Sustainability:**

5.1 Requiring a green roof be added to the structure is not considered to be necessary as the proposed outbuilding is small relative to the size of the garden and is to be erected in an environment where natural green spaces are large and in abundance. Given the minor nature of the proposal specific sustainability measures are not considered to be necessary.

## **6.Trees:**

6.1 There are no significant trees within the rear garden area of the site address. The large and mature trees present are in the various gardens abutting the side address to the rear and sides. The trees are imposing and dominant features highly contributing to the character of the rear streetscape and the conservation area. However, their individual locations are at a sufficient distance from the site of the proposed outbuilding and will not be affected in any way by the proposal.

6.2 As such, a tree report was not required and it is considered that the proposal will not have any impact with regards to trees.

## **7.Recommendation:**

7.1 Grant conditional planning permission

## **DISCLAIMER**

**Decision route to be decided by nominated members on 13th July 2015. For further information please go to**



[www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'

Ben Lord  
Pod Space Limited  
D Mill  
Dean Clough  
Halifax  
West Yorkshire  
HX3 5AX

Application Ref: **2015/2774/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

**DRAFT**

7 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**8 Regent's Park Road**  
**London**  
**NW1 7TX**

**DECISION**

Proposal: Erection of ancillary outbuilding to rear of rear garden

Drawing Nos: Design and Access Statement; (0-) 01 RevC; (0-) 02 RevC; (0-) 03 RevB; (2-) 01; (5-) 02.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement; (0-) 01 RevC; (0-) 02 RevC; (0-) 03 RevB; (2-) 01; (5-) 02.

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

- 4 The outbuilding hereby approved shall only be used for ancillary purposes to the ground floor flat and shall not be used as a separate and independent Class C3 dwelling or a B1 business.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 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