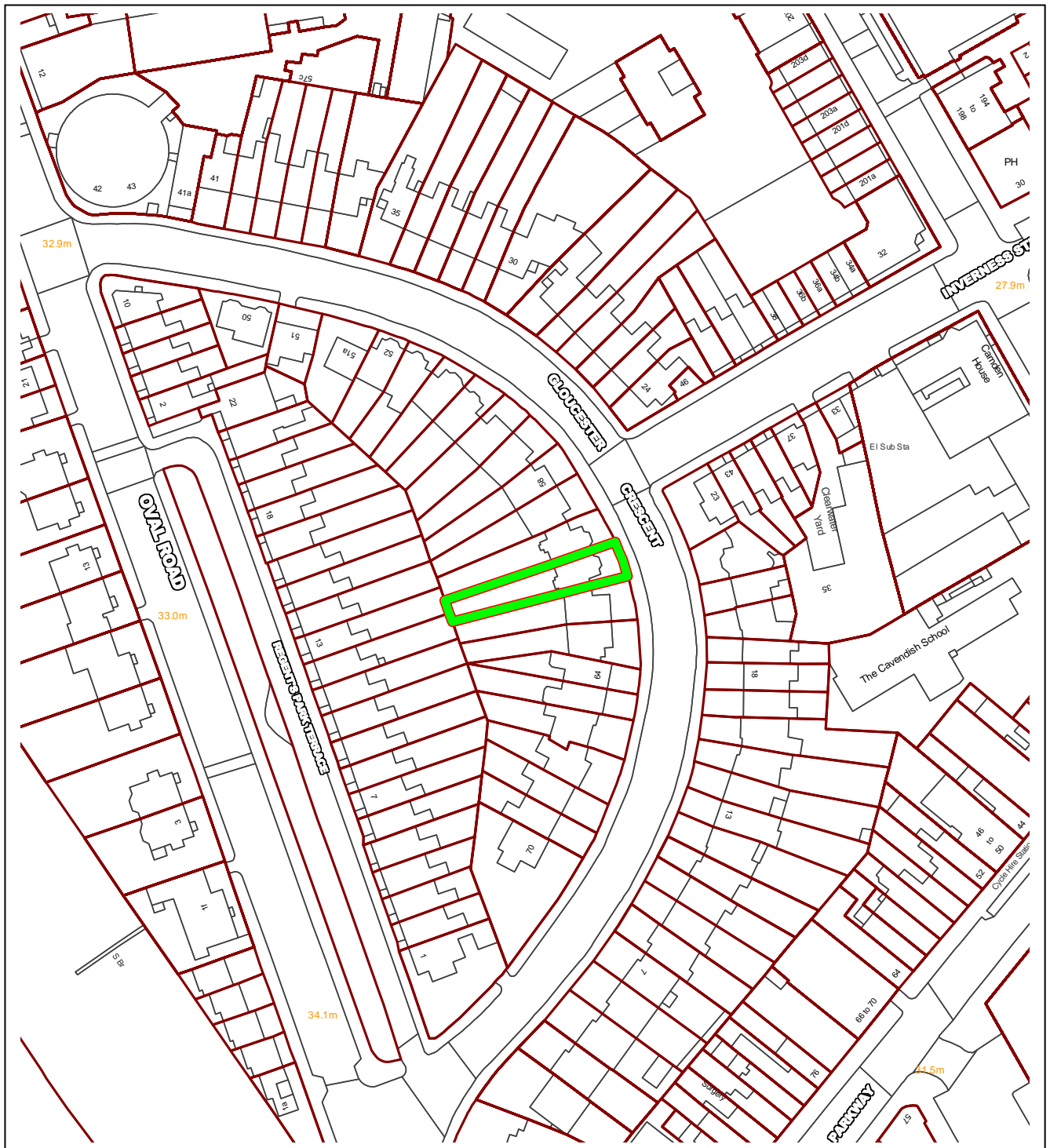


# 61 Gloucester Crescent - 2016/1401/P



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1. Location of proposed outbuilding at the rear boundary of the site



2. Location of proposed outbuilding at the rear boundary of the site



3 View from raised platform which is to be removed as part of the development.



4. Rear elevation of the property.



<b>Delegated Report</b> (Members' Briefing)		<b>Analysis sheet</b> N/A		<b>Expiry Date:</b> 23/06/2016		
				<b>Consultation Expiry Date:</b> 26/05/2016		
<b>Officer</b>			<b>Application Number(s)</b>			
Patrick Marfleet			2016/1401/P			
<b>Application Address</b>			<b>Drawing Numbers</b>			
61 Gloucester Crescent London NW1 7EG			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>						
Variation of Condition 3 (approved plans) of planning permission reference 2015/3177/P dated 19/10/15 (erection of a single storey timber outbuilding in rear garden for use as a gym) namely to increase the height of the outbuilding by 0.3 metres.						
<b>Recommendation(s):</b>		Grant Variation of Condition 3				
<b>Application Type:</b>		Variation or Removal of Condition(s)				
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice				
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>04</b>	No. of responses No. electronic	<b>01</b> <b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>	<p>Site notice: 04/05/2016 - 25/05/2016 Press notice: 05/05/2016 - 26/05/2016</p> <p>One objection received from 62 Gloucester Crescent:</p> <ol style="list-style-type: none"> <li>The proposed development is too tall and would have an overdominant impact on neighbouring amenity</li> <li>There is no sensible justification for the increase in height, outbuilding would project well above the existing fence line.</li> </ol> <p><i>Officer Response:</i></p> <ol style="list-style-type: none"> <li>The increased height of 300mm would not cause an undue loss of residential amenity to neighbouring properties particular given its location along the rear boundary of the site.</li> <li>The proposed development would project above the existing boundary fences of the site by 0.5m and its size, scale and bulk is considered not to have a significant impact to the character of the listed building or the surrounding conservation area.</li> </ol>					

<b>CAAC/Local groups comments:</b>	<p>Primrose Hill CAAC: Objection.</p> <p>1. We regret the increase in height that is now proposed. The proposed outbuilding would appear just over 0.5m above the flank boundary walls of the site in what should appear as an unbuilt space, affecting the setting of a number of listed buildings.</p> <p><i>Officer response:</i></p> <p>1. <i>The proposed increase in height is considered minor in terms of the impact it would have on the character of the host and neighbouring listed buildings.</i></p>
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**Site Description**

The application site is located on the eastern side of Gloucester Crescent, close to its junction with Inverness Street and relates to a 3 storey linked terrace property with basement level and mature garden areas to the front and rear.

The property is a Grade II Listed Building located within the Primrose Hill Conservation Area.

**Relevant History**

**2015/3177/P** - Erection of a single storey timber outbuilding in rear garden for use as a gym (approved following review at Members Briefing 19/10/2015).

**Relevant policies**

- NPPF 2012**
- The London Plan March 2016**
- LDF Core Strategy and Development Policies**
- 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
- DP28 Noise and vibration
- Camden Planning Guidance (2015)**
- CPG1 Design
- CPG6 Amenity
- Primrose Hill conservation area statement 2000**

## Assessment

### 1.0 PROPOSAL

- 1.1 Permission is sought for a minor material amendment to planning permission reference 2015/3177/P. The amendment proposes to raise the outbuilding by 300mm. The dimensions of the outbuilding would remain unchanged from those that were approved under the original application with the development maintaining a flat roof height of 3m, a width of 4.3m, a depth of 4.7 and an external footprint of 21sqm.

### 2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

### 2.2 Design and Conservation

- 2.2.1 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. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

- 2.2.2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2.2.3 The approved scheme proposed excavation of the rear garden by 300mm. To avoid the need for excavation and reduce impact on tree roots it is proposed to set the base of the structure at garden level resulting in an overall increase in height of 300mm. As the approved structure would have risen above the garden walls by 200mm, the proposed amendment would result in the outbuilding projecting 500mm above the existing boundary fence line at the site. The size, scale, siting and design of the proposed outbuilding would remain unaltered from the previously approved scheme and the increased projection is not considered not to harm the character and appearance of the surrounding conservation area. The rear gardens to Gloucester Crescent are 24m deep and the adjacent gardens at the back of Regent's Park Terrace are 17m deep, as such the modest increase in height is not considered to affect the setting of the surrounding listed buildings.

### 2.3 Amenity of neighbouring residential occupants

*Daylight / Sunlight / Outlook / Privacy*

- 2.3 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents.

- 2.4 The proposed amendment would not result in the loss of light, privacy or outlook to neighbouring properties due to its size and location.

### **3.0 Recommendation**

#### **3.1 Grant Planning Permission**

#### **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11<sup>th</sup> July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Ms Amy Cook  
Ecospace  
Ecospace  
3 Iliffe Yard  
London  
SE17 3QA

Application Ref: **2016/1401/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 1222

4 July 2016

**DRAFT**

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Variation or Removal of Condition(s) Granted

Address:

**61 Gloucester Crescent  
London  
NW1 7EG**

**DECISION**

Proposal:

Variation of Condition 3 (approved plans) of planning permission reference 2015/3177/P dated 19/10/15 (erection of a single storey timber outbuilding in rear garden for use as a gym) namely to increase the height of the outbuilding by 0.3 metres.

Drawing Nos: Superseded drawings: 1518.PL.03 D, 1518 PL 02 D  
Drawings for approval: 1518.PL.03 E, 1518.PL.02 E

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission 2015/3177/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 3**

Executive Director Supporting Communities





The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan 1512.PL.01, 1518.PL.02 E, 1518.PL.03 E, Design and Access Statement.

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

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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

Executive Director Supporting Communities

**DECISION**