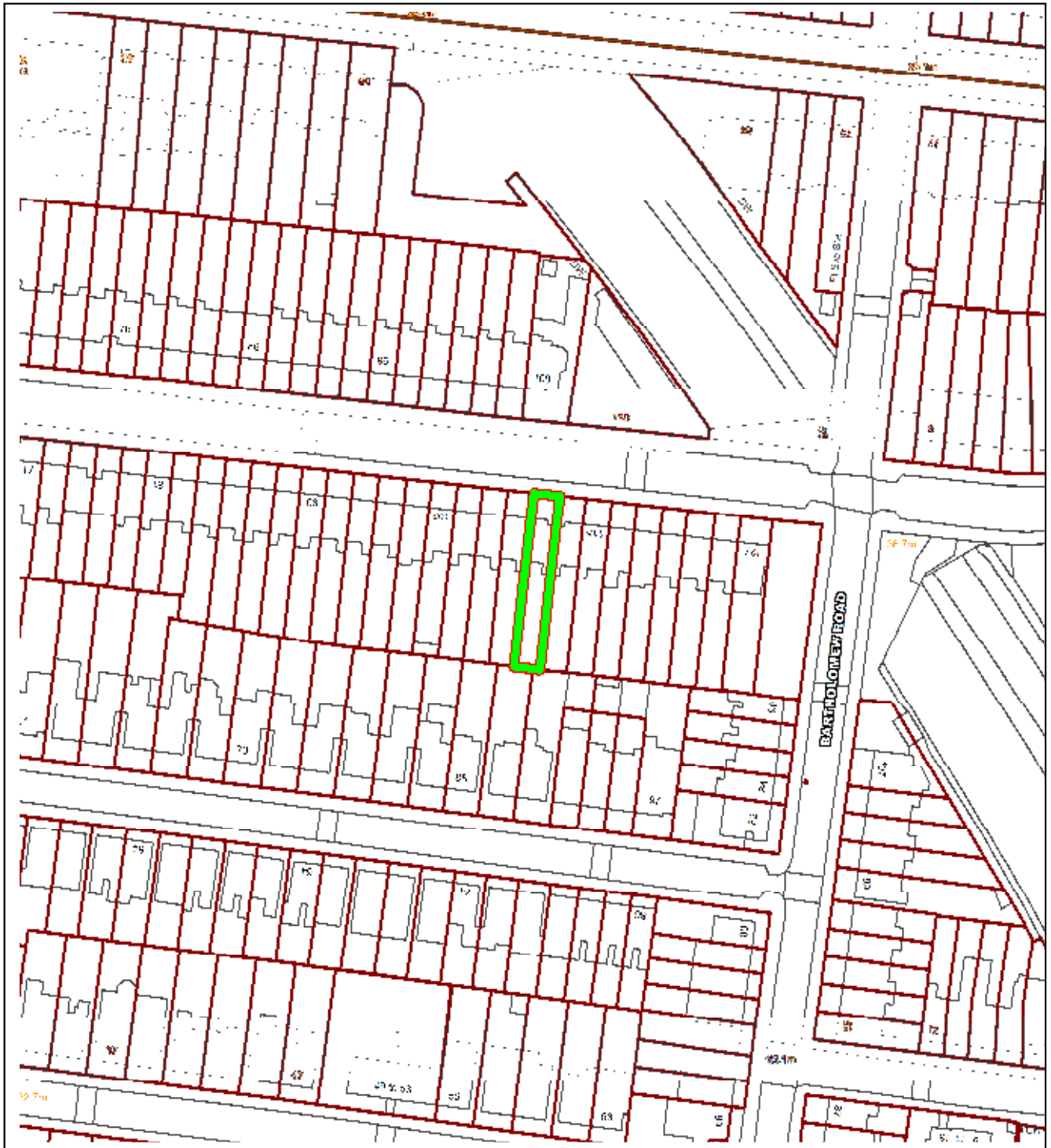


2016/2573/P 111A Gaisford Street



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Photograph 1 – Adjoining property to the West (approved outbuilding)



Photograph 2 – View of the rear garden and rear elevation (placement of proposed outbuilding).



Photograph 3 – The rear boundary fence and neighbouring properties to the South.



Photograph 4 – Further photograph of rear garden.

Delegated Report (Member Briefing)		Analysis sheet	Expiry Date:	04/07/2016
		N/A	Consultation Expiry Date:	09/06/2016
Officer			Application Number(s)	
Helaina Farthing			2016/2573/P	
Application Address			Drawing Numbers	
Flat A 111 Gaisford Street London NW5 2EG			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of an outbuilding in rear of garden (Class C3).				
Recommendation(s):	Grant Conditional Planning Permission			
Application Type:	Full Planning Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	16	No. of responses	00	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	No objections have been received					
CAAC/Local groups* comments: Bartholomew Estate and Kentish Town	<p>Bartholomew Estate and Kentish Town Conservation Area Advisory Committee -</p> <ol style="list-style-type: none"> 1. The use of the garden room as an independent self-contained unit; 2. Increase in noise from the position of the garden studio; 3. The increase in the potential risk from fire; <p><i>Officer Response</i></p> <ol style="list-style-type: none"> 1. <i>A condition of consent requires that the outbuilding is an ancillary use to the principle building at Flat A 111 Gaisford Street, therefore restricting the use of the outbuilding as a separate self-contained unit.</i> 2. <i>The proposed noise generated from the use of the outbuilding could not be dissimilar to the existing residential use and therefore is considered to be acceptable.</i> 3. <i>Building regulations will require that the outbuilding meets all requirements in relation to fire/building safety.</i> 					

Site Description

The property is located within the Bartholomew Estate Conservation Area, on the northern side of Gaisford Street. The area primarily consists of well-preserved Victorian residential development. The building is not a locally listed building.

The application site relates to the lower ground floor flat of the of the four storey Victorian terrace dwelling house on Gaisford Street.

Relevant History

N/A

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016 (sections 7.4 Local Character and 7.6 Architecture)

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 (2015; Section 2, 3, 4 and 5)

CPG6 Amenity (2011; Section 2, 3, 4, 5, 6 and 9)

Bartholomew Estate Conservation Area Statement (January 2001)

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the erection of a garden outbuilding to the rear of the site.
- 1.2 The outbuilding will be sited at the rear of the site; a reasonable proportion of garden space is retained (approximately 72m²).
- 1.3 The structure will be 2.5m at the highest point at the boundary, and will 7m in depth and 4m in width.
- 1.4 No amendments to the original submission have been made, although further clarification was sought on the proposed materials. An email dated the 28th of July from Mr Gillespie stated that all windows would be timber and the three roof lights would protrude 300mm above the roof.

2.0 Assessment

- 2.1 The main issues to be considered are;
 - the proposed design and impact on the conservation area; and
 - the impact of the development 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 Along the northern side of Gaisford Street the rear gardens are relatively large for the Borough and reflect generous sizes. A number of garden stores and outbuildings are featured along the northern side of Gaisford Street and the southern side of Patshull Road, which backs onto Gaisford Street. However, it must be acknowledged that these structures are of a small scale than that proposed.
- 2.4 The proposed outbuilding will have a height at the boundary of 2.5m, and is approximately 7m x 4m. Therefore, whilst the building is of considerable size, it would occupy no more than a third of the existing garden space (approximately 33 per cent) and it is viewed that a reasonable portion of garden space is still retained (approximately 72m²).
- 2.5 Given the depth of the private amenity spaces both for the adjoining sites and the application site, the size of the outbuilding is considered to be of an acceptable size. It is acknowledged that the outbuildings have been erected on adjoining properties along the terrace and therefore it is considered that whilst the proposed outbuilding is larger in depth it is of an acceptable size and will not harm the conservation area.
- 2.6 The surrounding boundary treatments consist of both fencing and vegetation. The height of the boundary fences is approximately 1.8m on the side boundaries and a lower rear fence (approximately 1m). Whilst the structure will be visible over such the boundary fencing, this will not be of considerable bulk or mass for the adjoining properties. Due to the nature of the boundary treatments, in conjunction with size of the rear gardens, the outbuilding is not

considered to be of adverse bulk and mass.

2.7 The size, simple design and natural materials of this outbuilding are sympathetic to the area garden setting and will not harm the appearance of the host building or the conservation area. The proposed outbuilding is to be built from materials to match the parent house and will have a green roof. Whilst the development will include modern glazing details, this will not impact adversely on the immediate environment and in particular the conservation area.

Amenity

2.8 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. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."

2.9 The outbuilding is of acceptable size in comparison to the size of the existing garden space and the size of adjoining rear gardens. The creation of a green roof will enhance the appearance and amenity for the adjoining occupiers. The proposed studio will not result in any adverse loss of sunlight/outlook for the adjoining property owners, given the height and distance from the boundary.

Use

2.10 In terms of the use of the proposed outbuilding, a condition is recommended to be added to any consent which requires that the outbuilding be used for purposes incidental to the residential use of the main building.

2.11 It is noted that the proposed flue is not mechanical and in this instance is considered to be acceptable for an outbuilding.

Trees

2.12 Given the depth of the proposed foundations and the use of a pad foundation, it is considered that it would not cause harm to any trees on the application site or the adjoining sites. A condition is recommended to be added to any consent which requires that any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced.

3.0 Recommendation

3.1 The proposed development is considered acceptable in terms of both design and impact on the adjoining conservation area and impact in terms of amenity. The development is deemed consistent with the objectives and policies identified above. It is recommended planning permission be granted.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22nd August 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 and search for 'Members Briefing'.

Nick Gillespie
151 Stanley Road
Cambridge
CB5 8LF

Application Ref: **2016/2573/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

18 August 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**111 Flat A Gaisford Street
London
NW5 2EG**

DECISION

Proposal:

Erection of an outbuilding in rear of garden (Class C3).

Drawing Nos: Site Location Plan; Existing and Proposed Elevations; Existing and Proposed Floor Plans; email regarding materials from Nick Gillespie dated 28.07.2016.

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

Executive Director Supporting Communities



following approved plans Site Location Plan; Existing and Proposed Elevations; Existing and Proposed Floor Plans; email regarding materials from Nick Gillespie dated 28.07.2016

Reason:

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

- 3 Full details in respect of the green roof in the area indicated on the approved roof plan 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.

- 4 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of Flat A 111 Gaisford Street and shall not be used as a separate or independent use, including residential living accommodation.

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 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) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy.

- 5 Any trees or areas of planting which either are either removed or become seriously damaged or diseased as a result on the construction of the outbuilding shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is maintained to ensure a high quality of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 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

Executive Director Supporting Communities

DECISION