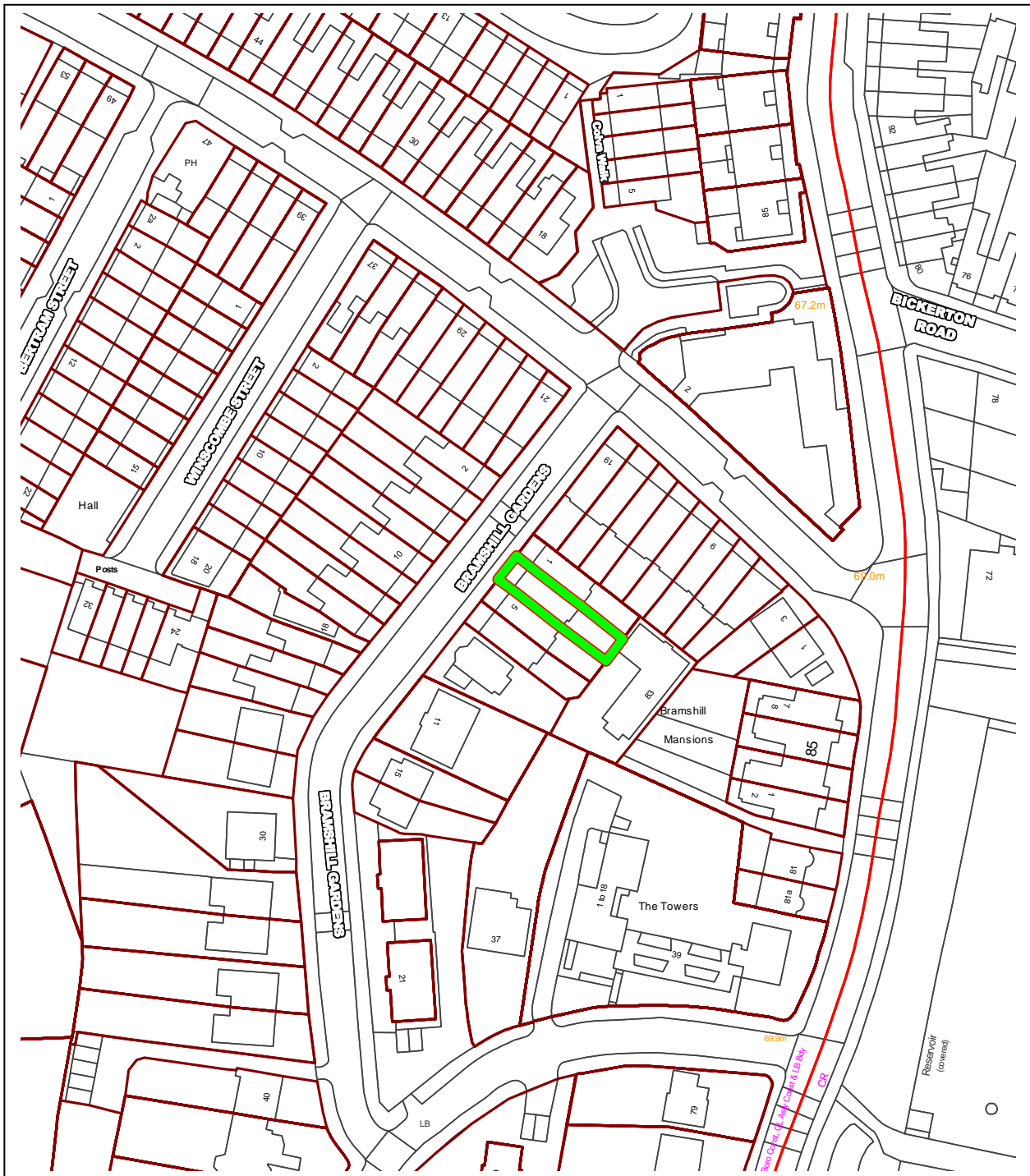


3 Bramshill Gardens, London, NW5 1JJ ref:
2016/6213/P



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Photo 1 (above): Existing structure to rear of rear garden which would be replaced by proposed outbuilding



Photo 2 (above): Location of existing structure to rear of garden and existing rear fence



Photo 3 (above): Rear garden as viewed from patio



Photo 4 (above): View from rear garden looking north east



Photo 5 (above): View from rear garden looking south west



Photo 6 (above): Rear elevation of 3 Bramshill Gardens



Photo 7 (above): Rear elevations of Nos. 5 and 3 Bramshill Gardens



Photo 8 (above): Rear elevations of Nos. 3 and 1 Bramshill Gardens

| | | | | | | | |
|---|----------------------------|--|-------------------------------------|--------------------------------------|-------------------|-------------------|-----------|
| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | | 06/01/2017 | |
| | | N/A / attached | | Consultation Expiry Date: | | 15/12/2016 | |
| Officer | | | | Application Number(s) | | | |
| Charlotte Meynell | | | | 2016/6213/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 3 Bramshill Gardens London NW5 1JJ | | | | See Draft Decision Notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Erection of single storey outbuilding in rear garden for use ancillary to dwelling house. | | | | | | | |
| Recommendation(s): | | Grant Conditional Permission | | | | | |
| Application Type: | | Householder Application | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. of responses | | 01 | No. of objections | | 01 |
| Summary of consultation responses: | | <u>A site notice was displayed on 23/11/2016 and expired on 14/12/2016.</u> <u>A press notice was advertised on 24/11/2016 and expired on 15/12/2016.</u> No responses were received from neighbours. | | | | | |
| Dartmouth Park CAAC comments: | | The Dartmouth Park CAAC has objected: <ul style="list-style-type: none"> The building constitutes a new separate building of no architectural merit (see <i>Officer Response in paragraphs 3.2-3.4 within the main body of the report</i>). | | | | | |

Site Description

The subject site is a three storey mid-terrace dwelling house located on the south eastern side of Bramshill Gardens. The rear of the property is wholly enclosed by the rear gardens of surrounding properties.

The site falls within the Dartmouth Park Conservation Area and is identified as making a positive contribution to the area, but is not listed.

Relevant History

No relevant planning history.

Relevant policies

National Planning Policy Framework (2012)

London Plan 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

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

Dartmouth Park Conservation Area Appraisal and Management Statement (2009)

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following:

- Erection of a single storey rear outbuilding.
- The proposed outbuilding would replace an existing structure and have a width of 4.9m and depth of 2.5m, be set in 400mm from the rear boundary and 440mm from the side boundaries. It would have a flat roof with a maximum height of 2.62m above garden level as the structure would be built on an existing concrete slab.
- The outbuilding would be clad in timber and have a glazed timber framed door and two full-length windows.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

3.0 Design

3.1 The outbuilding would be of a simple and modest design constructed in timber which is considered appropriate for its outdoor setting. It would be subordinate to and not detract from the main building and is considered appropriate for the location at the rear of the garden.

3.3 The outbuilding would reduce the existing rear garden from 64sqm to 51.5sqm, however, the garden would still be a reasonably sized and appropriate.

3.4 Due to the location of the outbuilding to the rear of the rear garden, the outbuilding would not be visible from the public realm and therefore it would not be considered harmful to the character or appearance of the host property or the Dartmouth Park Conservation Area.

4.0 Amenity

4.1 By virtue of the nature and location of the outbuilding, screened entirely by the existing fencing to the rear of the property and set back approximately 7.9m from the rear elevation of the property, it is not considered that it would cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

5.0 Use

5.1 In terms of the use of the proposed outbuilding, a condition would be attached to any consent which requires that the outbuilding be used for purposes incidental to the residential use of the main dwelling house.

6.0 Trees

6.1 Policy CS15 advises that the Council will protect and improve sites of nature conservation and biodiversity by protecting trees and promoting the provision of new trees and vegetation, including additional street trees. Policy DP25 advises to preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

6.2 The planning and supporting documents state that the existing trees would be retained as a result of the works. Very little detail has been submitted outlining how the works would be undertaken and

whether any pruning would be required other than stating that the outbuilding would predominately sit on an existing concrete slab with only small individual concrete footings required for the remainder of the outbuilding. The proposed outbuilding would sit very close to a mature tree which is generally protected being in a conservation area. The works would be within the Root Protection Area and will require careful consideration.

6.3 Due to the lack of information submitted, a pre-commencement condition would be attached to the consent which requires the submission and approval of an Arboricultural Method Statement and tree protection details before works begin, in order to ensure that the development would not have an adverse impact on existing trees. Furthermore, details of the foundations are required to ensure that they don't damage any tree roots.

7.0 Conclusion

7.1 The proposed development is considered acceptable in terms of both design and impact in terms of amenity. The development is deemed consistent with the objectives and policies identified above.

7.2 Grant Conditional 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 Wednesday 28th December 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'.

Mr. Paul Grindley
Sawhorse Ltd
Unit 4
Willows Gate
Bicester
OX27 9AU

Application Ref: **2016/6213/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

21 December 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**3 Bramshill Gardens
London
NW5 1JJ**

DECISION

Proposal: Erection of single storey outbuilding in rear garden for use ancillary to dwelling house.

Drawing Nos: Design and Access Statement; P01; P02; P03; P10; P11; P20; P21 Rev. A; Planning Statement.

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).

Executive Director Supporting Communities



- 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 policies 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; P01; P02; P03; P10; P11; P20; P21 Rev. A; Planning Statement.

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 3 Bramshill Gardens 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) and CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policies 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 Development Policies.

- 5 Prior to the commencement of any works on site, an Arboricultural Method Statement and details demonstrating how all trees will be retained and 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, 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 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on

existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

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