

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	29/03/2017
		N/A		<b>Consultation Expiry Date:</b>	23/03/2017
<b>Officer</b>			<b>Application Number(s)</b>		
Leela Muthoora			2017/0557/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
20 Belsize Avenue London NW3 4AU			Refer to 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 a single storey timber garden building.					
<b>Recommendation(s):</b>		Grant Planning Permission			
<b>Application Type:</b>		Householder Application			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	02	No. of objections	02
Summary of consultation responses:	Site Notice on Belsize Avenue 03/02/2017 to 28/02/2017 Site Notice on Glenilla Road 02/03/2017 to 23/03/2017 Press Notice advertised in Ham & High Newspaper 09/02/2017  No responses received.					
CAAC/Local groups comments:	<p><b>Belsize Residents Association</b> I object on behalf of Belsize Residents Association. We object as follows: 1. Dimensions must be shown on the drawings so the full extent is clear. 2. The proposal has the appearance of a large unattractive solid mass. 3. The proposed habitable use in the garden is unacceptable.</p> <p><b>Belsize CAAC</b> Object to the height, bulk and appearance of this eco space building and its use as a habitable room in the garden.</p> <p><b>Officer response to Belsize Residents Association:</b> <i>1. The dimensions have been added to revised drawings and are stated in the design and access statement as 6m width, 3.5m length and 2.8m height 2. The garden building is of the same design as an existing building in the neighbouring property. It would comprise of timber, sliding doors and a green roof which would soften its appearance to surrounding gardens. The current usable garden space is approximately 503sqm; the proposed usable garden space would be approximately 478sqm and is considered more than a reasonably sized garden and would retain the open character of existing natural landscaping and garden amenity. 3. The proposed use would be as summer house/ garden study ancillary to the main residential purposes. Outbuildings are acceptable for a variety of use ancillary to the enjoyment of the main dwellinghouse .</i></p> <p><b>Officer response to Belsize CAAC:</b> <i>The proposed structure is small in scale in comparison to the garden and would not result in a significant reduction of green space. Furthermore, it would have a green roof which could improve biodiversity. Outbuildings are acceptable for a variety of use ancillary to the enjoyment of the main dwellinghouse .The proposal states the building will be used as a summer house/ garden study.</i></p> <p><i>Further details in assessment in sections 3, 4 and 5.</i></p>					

## Site Description

The site is a red brick semi-detached building on the south side of Belsize Avenue and is comprised of three main storeys with lower ground floor and attic level. The building is in use as a single family dwelling house and benefits from a large rear garden which is an L-shape including land to the rear of the garden at no. 18 Belsize Avenue.

The site is located within the Belsize Conservation Area and subject to an Article 4 direction removing certain permitted development rights from houses and flats in the conservation area. It is within a group at no's 16-28 that are identified as making a positive contribution the Conservation Area.

## Relevant History

G7/19/4/18159 Installation of an oil-storage tank. Granted 06/01/1959

Adjacent sites to garden at

2011/1745/P - 1 Belsize Studios, Glenilla Road - Granted - 13 June 2011

Erection of single-storey summerhouse in the rear garden ancillary to the existing dwellinghouse (Class C3).

2011/3975/P - 4 Belsize Studios, Glenilla Road - Granted - 27 September 2011

Erection of storage shed adjacent to existing outbuilding within rear garden, installation of door to south elevation of existing outbuilding and erection of fence to rear boundary.

## Relevant policies

### National Planning Policy Framework 2012

National Planning Practice Guidance 2014

### London Plan 2016

### Camden Local Development Framework Core Strategy 2010

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

CS15: Protecting and improving our parks and open spaces & encouraging biodiversity

### Camden Local Development Framework Development Policies 2010

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

CPG3 Sustainability 2015

### Belsize Park Conservation Area Statement 2002

### Camden Local Plan, Submission 2016

A1 Managing the impact of development

A3 Biodiversity

D1 Design

D2 Heritage

CC1 Climate change mitigation

CC2 Adapting to climate change

CC3 Water and flooding

The emerging London Borough of Camden Local Plan is reaching the final stages of its public

examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

## **Assessment**

### **1. Proposal**

- 1.1 The application is to erect a single storey outbuilding within the rear garden of the house. The proposed outbuilding would be located in the north east corner of the rear garden.
- 1.2 It would have a width of 6m a depth of 3.5m and height of 2.8m with a flat roof which would be covered in living sedum blanket.
- 1.3 It would be clad in timber with timber sliding glazed doors in the south west elevation with a dual aspect window to the north-west elevation and an upper window to the south east elevation.
- 1.4 The outbuilding would be 0.5m to the nearest boundary with the garden of 1 Belsize Studios and 4.95m to the rear boundary with the garden of 1 Belsize Studios.
- 1.5 Revisions:
  - 1.5.1 The proposal has been revised since its original submission to move the location further away from the mature Plane tree by 1.5m. The tree is referred to as T1 in the application documents.
  - 1.5.2 The revised drawings also address inaccuracies in the site plan and locations of outbuildings in neighbouring gardens, which became apparent during the site visit made 13 March 2017.

### **2. Assessment**

- 2.1 The main planning considerations in the assessment of this application are design, amenity and trees.
- 2.2 The Article 4 Direction covering the property is aimed at ensuring that historic features are preserved and, where possible, repaired rather than replaced and does not cover outbuildings. It does not remove the permitted development rights provided under Schedule 2 Part 1 Class E of the Order, which permits buildings incidental to the enjoyment of the dwellinghouse. However; the height of the proposed building would exceed 2.5m within 2m of the boundary and which does not meet the conditions under E.1(e)(ii) and E.1(f) and therefore, the proposal requires planning permission.

### **3. Design**

- 3.1 Use: The information submitted with the application indicates that the outbuilding would be used as summer house/ garden study ancillary to the main residential purposes.
- 3.2 Siting: The applicant purchased some land from the garden to the rear of no. 18 Belsize Avenue and the applicants' garden now includes this area forming an L-shape. As a result the rear garden shares boundaries with 16, 18 and 22 Belsize Avenue, 2d Belsize Park Gardens and 1 Belsize Studios on Glenilla Road. The garden is approximately 42m long and 18m wide at its maximum points. The proposed garden building is sited close to the boundary of 1 Belsize Studios. In this location, it would be set away from the neighbouring residential buildings and would be subordinate to the host garden within the rear section of the garden.
- 3.3 Materials: The main use of timber cladding and the living sedum blanket roof are considered to be appropriate and the use of natural materials will enhance the site and surroundings.

3.4 Impact on character and conservation area: The proposed outbuilding is subordinate to the main building and would not be visible from the public realm; however it will be visible from the gardens of the neighbouring properties. There is an outbuilding of a similar design in the neighbouring garden to the north. The timber clad outbuilding with sedum roof will integrate well with its setting. It is considered that the outbuilding would not have an oppressive height or a bulky appearance when viewed from neighbouring properties.

#### **4. Amenity**

- 4.1 Reduction in garden amenity: The current usable garden space is approximately 503sqm; the proposed building would have an internal floor area of 14.3sqm and external area of 21sqm. There is an existing shed in the proposed location of the garden building, which 2.35sqm, meaning there is a loss of 18.65sqm. The proposal would be a loss of less than 4% of the garden. The remaining area would be approximately 478sqm and is considered more than a reasonably sized garden and would retain the open character of existing natural landscaping and garden amenity.
- 4.2 Neighbouring garden building: There is an existing outbuilding in the rear garden of 1 Belsize Studios on Glenilla Road. This building was approved in 2011 and is larger than the proposed building with dimensions of 7.28m width, 2.86m depth and 2.9m height. The proposed building would be 0.25m lower than the neighbouring building. The revised position of the proposed building would obscure the upper window in the south west elevation of the existing building, but according to the approved drawings, this window is not the main windows to the outbuilding and being of the same design as the current proposal has double aspect windows to the north-east and south-east elevations. On balance, the proposed building would not significantly reduce daylight into the building and the revised position mitigates concerns about the impact on the tree. In addition, this part of the boundary would be screened by proposed fencing and existing planting to prevent incidental overlooking.
- 4.3 Potential overlooking: The proposed building includes an openable upper window to the south east elevation which would face the boundary with 1 Belsize Studios. The existing boundary fence is 1.8m high and at its highest point the window is 1.8m. As the window is set back almost 5m from the boundary it is not considered to overlook the neighbouring garden.
- 4.4 Given the arrangement of the rear gardens, existing neighbouring garden buildings, existing high boundary wall/fence and planting the proposed outbuilding would not harm the amenity of the neighbouring properties in terms of loss of light, light spill or loss of privacy. The outbuilding height of 2.8m would not have an overbearing appearance when viewed from the gardens of the neighbouring properties.

#### **5. Trees**

- 5.1 There are seven trees identified within the tree protection plan submitted with the application. Four of the trees are within the application site. A mature London Plane tree referred to as T1 would be closest to the site of the proposed building. It is situated in the rear part of the garden closest to the boundary with 1 Belsize Studios.
- 5.2 The area nearest the tree has a raised soil level in this part of the garden and the proposed building would be placed on pad foundations at a depth of 0.35m. The raised soil level allows for the depth of pad foundations and minimises damage to the root protection zone of the adjacent tree.
- 5.3 Details of the location of the building and its foundation pads were originally submitted closer to the Plane tree (T1). Following Council Tree Officer advice a trial pit was dug along the proposed building line closest to the tree to investigate tree root locations. The initial trial pits found live roots which resulted in the proposed siting of the structure further away from the tree and is considered an improvement. The applicant provided the results under document ref: 1704.PL.05 and 1704.PL.06 stating there were no significant tree roots over 25mm in diameter evident at the

required depth of excavation 0.35m. The details are considered sufficient to demonstrate that the trees to be retained in site will not be adversely affected by the development.

## **6. Green roof**

6.1 The proposed scheme includes an extensive green roof of sedum blanket roof on the outbuilding which would be planted with 8-10 different plant species and is of low maintenance. The installation of the green roof is considered acceptable in design terms as it softens the impact of the building and integrates it into its setting. In terms of biodiversity the roof would provide enhanced habitat for plants, invertebrate and associated bird species. In terms of sustainability the roof would help slow down rain water run-off and help insulate the building. The roof, in accordance with the planned maintenance is considered acceptable in accordance with our guidance to encourage biodiversity.

**7. Conclusion:** The design, materials height, bulk and footprint in the context of the garden setting are considered appropriate in the context of the garden setting. On balance, they would not significantly impact on the amenity or biodiversity of surrounding properties and would preserve the character and appearance of the conservation area.

**8. Recommendation:** Grant planning permission.

*The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10<sup>th</sup> April 2017, 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'.*