

2017/1306/P 13 Boscastle Road, NW5 1EE



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Garden structure at 15 Boscastle Road



Boundary wall (to the right) with 15 Boscastle Road



Existing Garage



Existing garage



Garden structure at 11 Boscastle Road



External boundary wall with 15 Boscastle Road (left wall)



Existing garage (Grove Terrace Mews Elevation)



17 Bostcastle Road Garage



Grove Terrace Garages facing onto Grove Terrace Mews

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		01/05/2017	
		N/A / attached		Consultation Expiry Date:		27/04/2017	
Officer				Application Number(s)			
Evelyn Jones				2017/1306/P			
Application Address				Drawing Numbers			
13 Boscastle Road London NW5 1EE				175-101, 175-200, 175-210A			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations to existing single-storey garden study/garage with provision of external storage space.							
Recommendation(s):		Grant Conditional Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses No. Electronic		00 00		No. of objections 16	
Summary of consultation responses		<u>Site notice: 05/04/2017</u> <u>Press notice: 06/04/2017</u> Responses were received from 1, 4, 10, 11, 13,15, 19, 21, 23, 24, 26, 27, 27A Grove Terrace, 3,9,15, Boscastle Road highlighting the following points: <ul style="list-style-type: none"> • The addition of a WC and door onto the mews would lead to the creation of a new dwelling • The inclusion of a WC would mean the building is no longer ancillary to the main dwelling house • It would set a harmful precedent • It would cause more vehicle traffic and light pollution • It would change the character of the conservation area • The addition of rooflights would cause light pollution • The proposal would constitute overdevelopment of the site 					

	<p><i>Officer Response</i></p> <p>See paragraphs 3.4 and 5.1</p>
Dartmouth Park CAAC	<p><u>The Dartmouth Park Conservation Area Advisory Committee objected on the following grounds:</u></p> <p>This application is very similar in nature but not in size to the recent application for 17 Boscastle Road which was turned down on appeal. DPCAAC object in principle to any development in Grove Terrace Mews that could be easily turned into residential.</p> <p><i>Officer Response</i></p> <p><i>The recent application and subsequent appeal at 17 Boscastle Road was for the erection of a single storey 1 bedroom dwellinghouse in place of the existing garage. This application is to extend an existing garage to incorporate a study in the rear garden. In that respect the applications are not comparable and therefore the council's decision to refuse the previous application at number 17 and the subsequent inspectors decision to dismiss the appeal will not be a material consideration in this application.</i></p>

Site Description

The subject site is an existing garage in the rear garden of 13 Boscastle Road. The property is located on the south side of Boscastle Road. The garage faces onto Grove Terrace Mews, a private mews road located between Grove Terrace and Boscastle Road.

It is located within the Dartmouth Park Conservation Area and has been identified as a positive contributor within the Conservation Area.

Relevant History

9560159 – Demolition of garage at rear of house and adjacent garden walls. Granted 05/02/1996

P9600347 – Erection of a garage and associated works to the garden wall. Granted 15/03/1996

Relevant policies

National Planning Policy Framework (2012)

The 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 Strategy (2009)

Camden Local Plan Submission Draft 2016 Policies

A1 Managing the impact of development

D1 Design

D2 Heritage

The Inspector's report on the Local Plan was published on 15 May 2017 and concludes the plan is 'sound' subject to modifications being made to the Plan. While the deamination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following:

- To extend the existing garage from a 4m wide structure to a 6m wide structure.
- The addition of a new timber door facing onto Grove Terrace Mews and a new side window and rooflight
- The creation of a lean to storage area through the addition of a glazed roof to the side of the structure.

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 garden of the host property as well as that of the Dartmouth Park Conservation Area);
- Amenity (the impact of the proposal on the amenity of neighbouring properties)

2.0 Design and Conservation

3.1 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.

3.2 The application is to extend the existing garage from a 4m wide garden building to a 6m wide structure with a covered storage area meaning the structure would span the width of the garden. The building height and depth would remain unchanged. The extension would be clad in timber to match the existing outbuilding and the lean-to element would have a glazed roof.

3.3 A new aluminium window is proposed in the western elevation facing onto the existing garage at 15 Boscastle Road and a new timber door onto Grove Terrace Mews from the structure. Both are considered acceptable and the materials proposed sympathetic to the existing design of the building and the surrounding area.

3.4 While the extension to the outbuilding would be visible from Grove Terrace Mews, it is considered given the existing full width garages currently fronting Grove Terrace Mews the extension to the existing garage is acceptable in this context.

4.0 Amenity

4.1 The outbuilding is currently located in the rear of the garden and does not present any issue of amenity to neighbouring properties. The proposed extension would not change this view as the height and positioning of the building would still be as such that there would be no harm to residential amenities as a result of the development.

4.2 The proposed new window, given its height within the structure and small scale, is not considered to cause issues of overlooking or privacy to the neighbouring property number 15.

5.0 Other Matters

5.1 Many objections were raised in regards to the inclusion of a WC in the plans for the outbuilding and the concern that this could lead to the creation of a separate dwelling from the house. The applicant has since agreed to remove the WC from the plans for the outbuilding to alleviate these concerns. A condition has been attached ensuring the garage will remain ancillary to the main dwellinghouse and may not be used as separate living accommodation.

5.2 There would be no trees affected as a result of the development.

5.0 Conclusion

5.1 Grant Conditional 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 Tuesday 30th May 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 and search for 'Members Briefing'.

Mr Matthew Springett
MSA Ltd.
70 Hatton Garden
LONDON
EC1N 8JT

Application Ref: **2017/1306/P**
Please ask for: **Evelyn Jones**
Telephone: 020 7974 **2783**

22 May 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
13 Boscastle Road
LONDON
NW5 1EE

DECISION

Proposal:
Alterations to existing single-storey garden study/garage with provision of external storage space.

Drawing Nos: 175-101, 175-200, 175-210A

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 policy DP24 [and DP25 if in CA] 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 175-101, 175-200, 175-210A

Reason:

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

- 4 The outbuilding hereby permitted shall only be used for purposes incidental to the residential use of 13 Boscastle Road and shall not be used as a separate or independant use, including residential living accomodation.

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 and CS6 of the London Borough of Camden Local Development Framework Core Strategy, policies DP2, DP5 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, H1, H3 and H7 of the Camden Local Plan Submission Draft 2016.

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.

- 3 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes the plan is 'sound' subject to modifications being made to the Plan. While the deamination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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 Regeneration and Planning

DECISION