

This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



Garden structure at 15 Boscastle Road



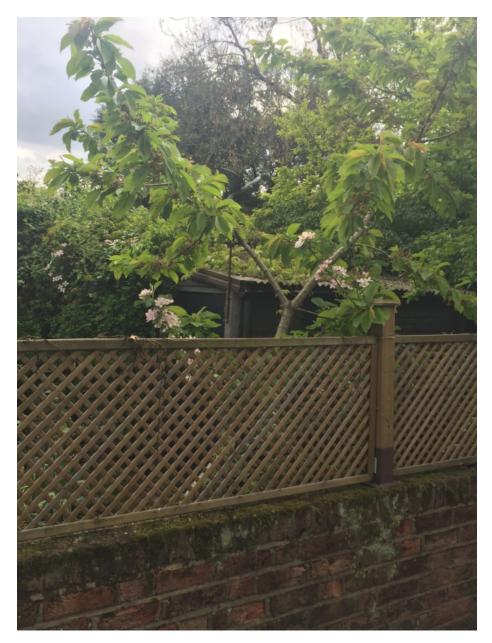
Boundary wall (to the right) with 15 Boscastle Road



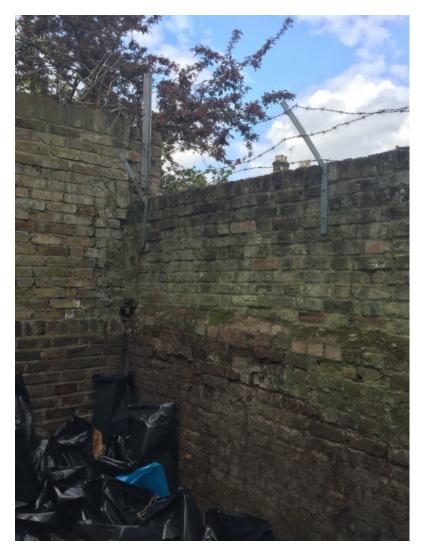
Existing Garage



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		Analysis sheet		Expiry	Date: 01/05/2017		017	
(Members Briefing)		N/A / attached		Consult Expiry [	27/0//2011		)17	
Officer			Application Nu	imber(s	5)			
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 Tea	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: Informatives:		aft Decision N	t Decision Notice					
Consultations								
Adjoining Occupiers:	No. of respons No. Electronic			00 00	No. of ot	ojections	16	
	Site notice: 05/04/2017 Press notice: 06/04/2017							
Summary of consultation responses							ion of	

	Officer Response See paragraphs 3.4 and 5.1
Dartmouth Park CAAC	The Dartmouth Park Conservation Area Advisory Committee objected on the following grounds:   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.   Officer Response   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.

# 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 polices 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 30<sup>th</sup> May 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to <u>www.camden.gov.uk</u> and search for 'Members Briefing'.

Camden

**Regeneration and Planning Development Management** London Borough of Camden Town Hall Judd Street London WC1H 9JE

Tel 020 7974 4444

planning@camden.gov.uk www.camden.gov.uk/planning

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

# Please ask for: Evelyn Jones Telephone: 020 7974 2783 22 May 2017

Application Ref: 2017/1306/P

Dear Sir/Madam

# DECISION

Town and Country Planning Act 1990 (as amended)

# **Householder Application Granted**

Address: 13 Boscastle Road LONDON **NW5 1EE** 

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 independent use, including residential living accomodation.

Reason: To ensure that the outbuilding does not adversley 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

