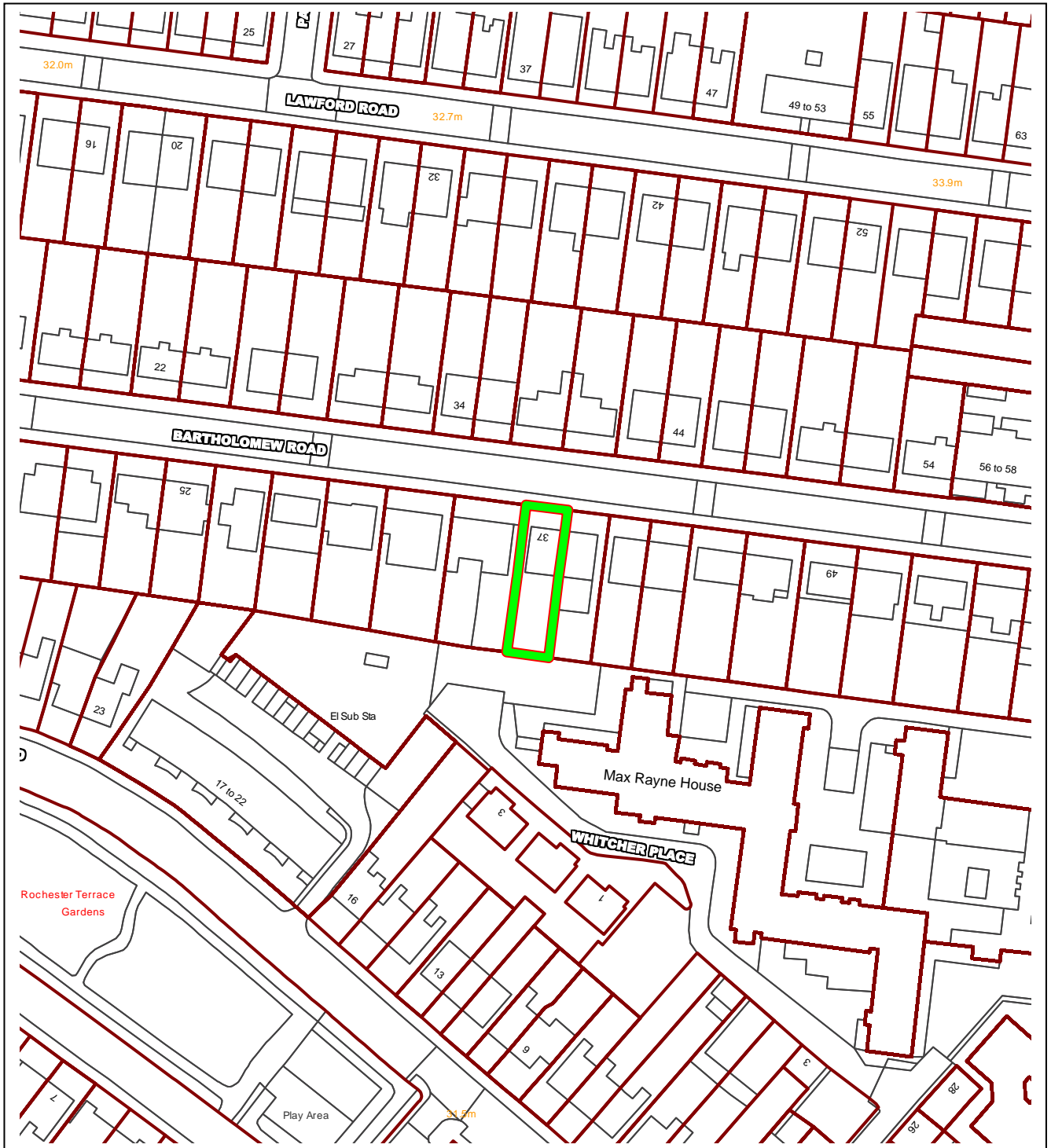


2017/1517/P 37 Bartholomew Road



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.



Photo 1 - Rear Elevation



Photo 2 - Rear Garden

Delegated Report		Analysis sheet		Expiry Date:		22/05/2017	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		04/05/2017	
Officer				Application Number(s)			
Robert Lester				2017/1517/P			
Application Address				Drawing Numbers			
Flat A 37 Bartholomew Road London NW5 2AH				See Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of detached outbuilding to rear garden of ground floor flat (Class C3).							
Recommendation(s):		Grant Conditional Permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>A site notice was erected on the 12/04/2017 and a press notice was placed in the local newspaper on the 13/04/2017. The consultation period expired on the 04/05/2017.</p> <p>No responses were received.</p>					
CAAC/Local groups* comments: *Please Specify	<p><u>Bartholomew CAAC</u></p> <p>The application should be assessed together with application 2017/1248/P for a single storey rear extension at this site, which together would result in the loss of 25% of the garden. The development would constitute an overdevelopment of the site and garden. The materials for the outbuilding are considered to be inappropriate as this is very dark wood. Neighbours should be consulted on this application. .</p> <p><i>Case Officer's Response: This application has been amended: the outbuilding has been reduced in scale and on associated application 2017/1248/P the side extension has been removed and the rear extension reduced in size. It is considered that the amended scheme would not result in the overdevelopment of the site. The materials have also been amended and a lighter type of wood would now be used. Public consultation was undertaken in accordance with Council procedures including a site notice and a press notice.</i></p>					

Site Description

The application site is the lower ground floor flat at no. 37 Bartholomew Road, Kentish Town. The building is a 3 storey Victorian semi-detached building containing 2 flats located on the south side of Bartholomew Road. The property has a large rear garden, which is used exclusively by the lower ground floor flat.

The site is located within the Bartholomew Estate Conservation Area but contains no listed buildings.

Relevant History

G12/20X/20330 - Conversion into a self-contained 1-bedroom flat on the ground floor and a self-contained 4-bedroom maisonette on the first and second floors – Granted with Conditions - 11/04/1975.

2010/0889/P - Installation of replacement doors on rear elevation of ground floor flat (Class C3) Granted - 21/04/2010.

2017/1248/P - Erection of single storey rear extension to ground floor flat - Pending.

Relevant policies

National Planning Framework (2012)

The London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG1 Design (2015).
CPG 6 Amenity (2011)

Bartholomew Estate Conservation Area Appraisal and Management Strategy (2000)

Assessment

1. Proposal

1.1 The application proposes the erection of a single storey outbuilding in the south eastern corner of the rear garden measuring 4.5m depth, 5.5m width and 2.5m height. The outbuilding would be constructed from timber cladding and a flat green roof. The outbuilding would also be ancillary to the ground floor flat at this site.

1.2 This application was revised so that the outbuilding was reduced in width from 9m to 5.5m and a lighter timber colour used.

2. Design

2.1. Local Plan Policies D1 and D2 require development to respect local context and character and preserve or enhance the character of Conservation Areas. Camden CPG1 Design requires that garden development has a minimal visual impact on, and is visually subordinate to the garden; does not detract from the open character of the garden; utilises soft landscaping to reduce its impact; ensures building heights retain visibility over boundary walls and uses materials which complement the property and character of the area. The Bartholomew Estate Conservation Area Statement states that the open garden setting makes an important and positive contribution to the character of the conservation area.

2.2 The application property is a lower ground floor flat contained within a 3 storey Victorian building. The site has a large garden with a depth of 17m and area of 170sqm which is very open with low side walls, no trees and no other garden structures in evidence nearby.

2.3 The proposed outbuilding with a depth of 4.5m and width of 5.5m (24.75 sqm area) would be a modest and visually subordinate building which would not detract from the open character of the garden at this site (170 sqm total). The outbuilding would also have a low height of 2.5 m, which would only project by 0.5 m above the side boundary fences at this site and would be lower than the rear boundary wall. The outbuilding would be constructed from timber cladding (now proposed as a light larch colour) which is considered appropriate for a garden structure and would have a green roof, which would help to maintain the open character and biodiversity value of the garden. Overall, it is considered that the outbuilding respect the local context and character and preserve the character of the Conservation Area.

2.4 The proposed outbuilding in conjunction with the proposed rear extension in concurrent application 2017/1248/P would have a total area of 48 sq.m, which equates to 28% of the garden area. However, this amount of built footprint is not considered to constitute an overdevelopment of the site; both the rear extension and outbuilding would have green roofs, which would help to maintain the open character and biodiversity value of the garden. A condition would be imposed to ensure the structure is not used as a separate dwelling or business unit.

2.5 The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3. Amenity

3.1 Local Plan Policy A1 and Camden CPG1 Design seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

3.2 The proposed outbuilding would be sited at the back of the rear garden where it would be located well away from neighbouring properties at no's 35 and 39. It would also be a low building with a height of 2.5m and would contain no side elevation windows. It is considered that the outbuilding would not impact on the amenity of neighbouring properties at numbers 35 and 39 Bartholomew Road.

4. Conclusion

4.1 Overall, the proposed outbuilding would respect the local context and character and preserve the character

of the Conservation Area. It would also not harm the residential amenity of neighbouring properties.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th July 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 Jamie Shaw
Shaw Architecture Ltd
4 Pembroke Place
London
W8 6ET

Application Ref: **2017/1517/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

3 July 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Flat A
37 Bartholomew Road
London
NW5 2AH

DECISION

Proposal:

Erection of detached outbuilding to rear garden of ground floor flat (Class C3).

Drawing Nos: A100A, EX 101A, EX 201A, A101 B, A102 B, A201 B, A 202 B

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 The development hereby permitted shall be carried out in accordance with the following approved plans: A100A, EX 101A, EX 201A, A101 B, A102 B, A201 B, A 202 B

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

- 3 Prior to the first occupation of the outbuilding a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies A3, D1 and D2 of the London Borough of Camden Local Plan.

- 4 Detailed drawings, or samples of materials as appropriate, of the proposed timber cladding shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the adopted Camden Local Plan 2017.

- 5 The outbuilding hereby permitted shall be used solely for purposes incidental to the use of the main dwelling, No. 37A Bartholomew Road, and shall not be used for any other purposes, including as a separate residential or business unit.

Reason: To ensure that the future occupation of the building does not adversely affect the amenities of the immediate area, such as by reason of noise, traffic congestion and excessive on-street parking pressure etc, in accordance with policies A1 and T2 of the adopted Camden Local Plan 2017.

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.

DRAFT

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