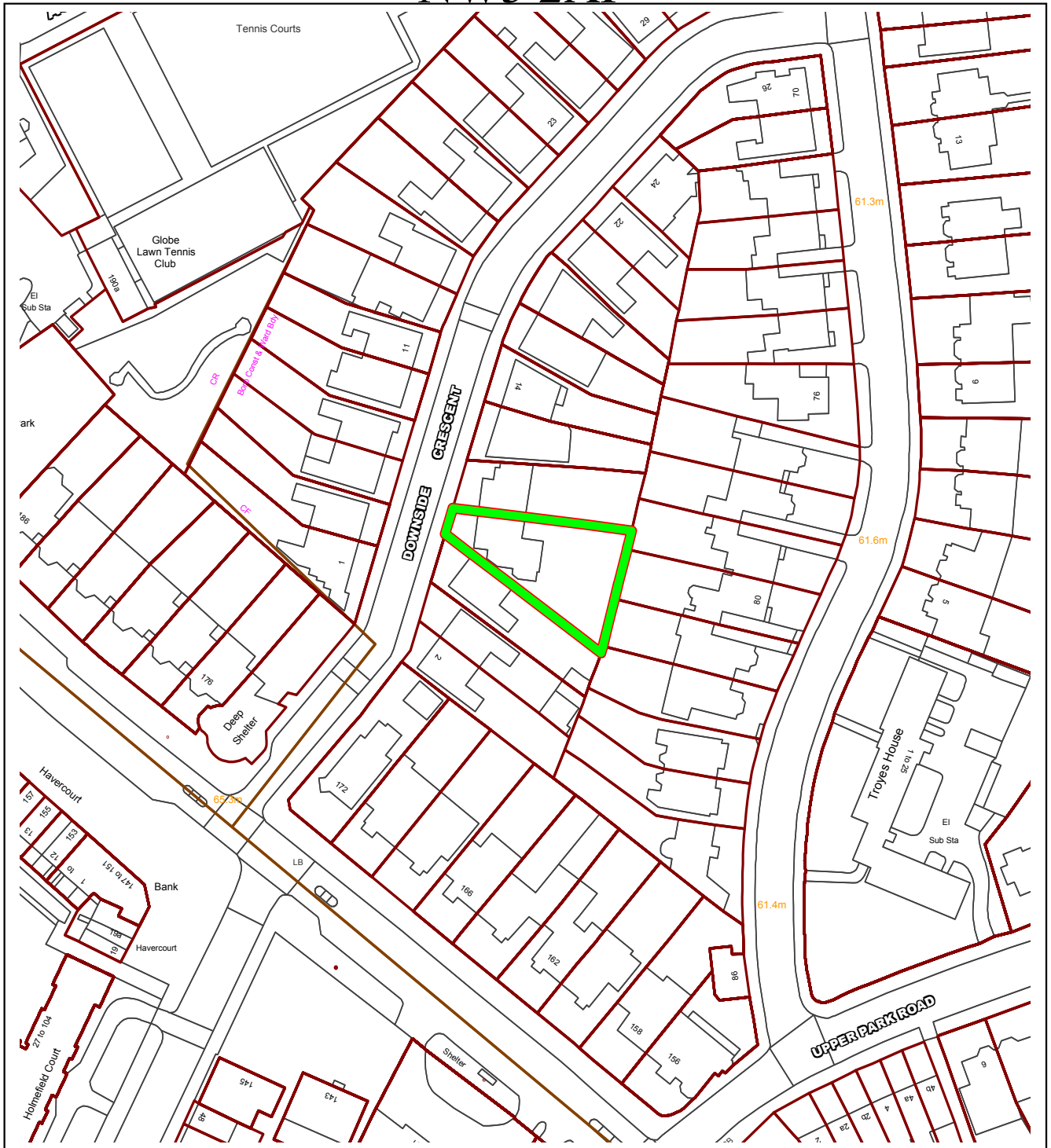


# 2018/1238/P – 8 Downside Crescent, NW3 2AP



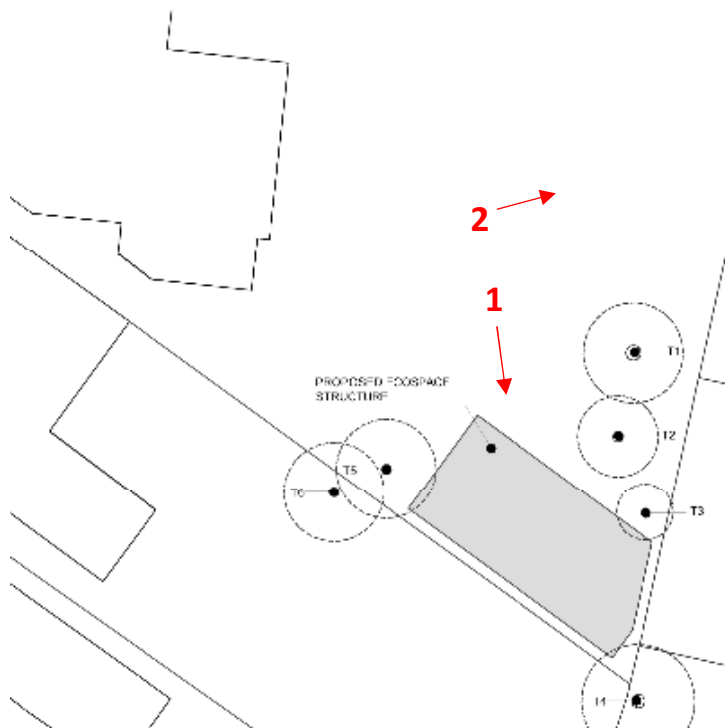
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1) Existing sheds and trees



2) Remaining garden – existing sheds to right



3) Site plan with photo positions

<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>03/05/2018</b>
		N/A	<b>Consultation Expiry Date:</b>	<b>26/04/2018</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Ben Farrant			2018/1238/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
8 Downside Crescent London NW3 2AP			Please refer to draft 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 an outbuilding in rear garden, for use incidental to the use of the host property				
<b>Recommendation(s):</b>		Grant conditional planning permission		
<b>Application Type:</b>		Full Planning Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	0	No. of responses	0	No. of objections	1
Summary of consultation responses:	<p>A site notice was displayed on 04/04/2018 (consultation end date 25/04/2018).</p> <p>A press notice was displayed on 05/04/2018 (consultation end date 26/04/2018).</p> <p>One objection was received on the following grounds:</p> <p><u>82 Lawn Road</u></p> <ul style="list-style-type: none"> <li>• Noise issues</li> <li>• Should be built closer to the host property</li> <li>• Potential damage to nearby Willow tree</li> </ul> <p><u>Officer Response:</u></p> <ul style="list-style-type: none"> <li>• <i>Noise issues are addressed in section 4 of the report</i></li> <li>• <i>The proposal is within the residential curtilage of the host property; there is no planning requirement for it to be physically closer to the main property</i></li> <li>• <i>Tree issues are addressed in section 5 of the report, with appropriate conditions attached</i></li> </ul>					
Parkhill Conservation Area Advisory Committee (CAAC)	<p>An objection was received from the Parkhill Conservation Area Advisory Committee (CAAC):</p> <p>“OBJECT</p> <p>This has all the appearances of an excessively large structure out of keeping with the ordinary ancillary use attached to a domestic residence”</p> <p><u>Officer Response:</u></p> <ul style="list-style-type: none"> <li>• <i>The scale and design of the proposal is assessed in section 3 of the report</i></li> </ul>					

## Site Description

The application site contains a large, semi-detached, two storey property with roof additions, on the eastern side of Downside Crescent. The property is set within a generous curtilage.

The property is within the Parkhill Conservation Area, and is noted as a positive contributor within the conservation area statement. There are no nearby Listed Buildings which would be impacted as a result of the works.

## Relevant Planning History

None directly applicable

## Relevant policies

### National Planning Policy Framework (2012)

### London Plan (2016)

### Camden Local Plan (2017)

A1 Managing the proposal impact of development

D1 Design

D2 Heritage

### Camden Planning Guidance

CPG1 Design (2018)

CPG6 Amenity (2018)

### Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (2011)

## Assessment

### 1. The proposal

1.1. This application seeks planning permission for the following works:

- Proposed is a single storey outbuilding in the rear curtilage of the property. The outbuilding would have a height of 2.8m to the flat roof, with a depth of 9.5/8.1m and width of 4.4m (33.1sq. m internally, 38.2sq. m externally).

### 2. Revisions

2.1. No revisions were received during the course of the application.

### 3. Design

3.1. Whilst the outbuilding is generally larger than that which would usually be appropriate as an incidental outbuilding, it is noted that the garden area measures a total of 402sq. m, the outbuilding thereby occupies approximately just 9.5% of the curtilage of the property. It is additionally acknowledged that the property itself has a footprint of 139.7sq. m, the outbuilding therefore represents 27.3% of the footprint of the host property. Given these factors, whilst it is acknowledged the outbuilding has a larger footprint than is generally considered to be

acceptable, the proposal in this instance is considered to be of a scale which can be considered incidental to the main property. A condition has been included to ensure its use remains incidental to the host building.

3.2. The outbuilding would be of a contemporary design, finished with large elements of glazing and cedar cladding (which naturally weathers to a silver shade). The design is considered to be acceptable in this instance, being a clear modern addition to the garden, which by reason of its material finish and scale (in context) would be a clearly subordinate feature to the host property. It would be situated 9.6m away from the main property, amongst established mature and semi-mature trees/planting.

3.3. Whilst it is noted that the property is within the Parkhill Conservation Area, it would serve to preserve its character, appearance and historic interest, and would not be immediately visible from the streetscene.

3.4. 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.

#### **4. Impact on neighbouring amenity**

4.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.

4.2. Whilst the proposed building is just 0.4m from the southern boundary at a height of 2.8m, it would be 9.6m from the closest point of the main house at no.6. Given the separation distance to this and surrounding properties, it is considered that the proposal would not result in undue harm to the daylight, sunlight or outlook of surrounding properties.

4.3. Similarly, given the incidental nature of the proposed outbuilding to the host single family dwellinghouse, the addition is unlikely to result in a significant level of noise disturbance. Again, a condition has been attached to ensure the use is incidental to the main property.

4.4. It is acknowledged however that two south facing windows are proposed at a height of 1.8m; given the raised internal floor height of the outbuilding, this would allow views of the neighbouring garden (no.6) at a higher level than currently achievable. As such, a condition has been included to ensure these windows are obscure glazed and non-opening in order to maintain neighbouring privacy.

4.5. The proposal is considered not to result in harm to neighbouring amenity in any other regard.

4.6. Overall, the proposal is considered to be acceptable in terms of its impact on privacy, outlook, sunlight, daylight, overshadowing, artificial light levels, noise, and vibration.

#### **5. Trees**

5.1. The outbuilding would not require foundations, and the application has been supported by an arboricultural report; this has been assessed by the Trees Team and is acceptable.

5.2. As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

**Recommendation:**

Grant planning permission subject to conditions.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 18<sup>th</sup> June 2018, 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'.***

Application ref: 2018/1238/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 12 June 2018

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

Phone: 020 7974 4444

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Ecospace  
Eurospace  
5A/6A Iliffe Yard  
London  
SE17 3QA

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:

**8 Downside Crescent  
London  
NW3 2AP**

# DECISION

Proposal:

Erection of an outbuilding in rear garden, for use incidental to the use of the host property

Drawing Nos: 1807.PL.01, 1807.PL.02, 1807.PL.03, 1807.DAS & BS5837 Arboricultural Impact Assessment by Tamla Trees Consulting Arborists dated April 2018

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).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1807.PL.01, 1807.PL.02, 1807.PL.03, 1807.DAS & BS5837 Arboricultural Impact Assessment by Tamla Trees Consulting Arborists dated April 2018.



Reason:

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

- 3 The outbuilding hereby approved shall remain ancillary to the use of the main property (8 Downside Crescent, NW3 2AP) and shall not be used as separate residential accommodation, business premises or similar non-ancillary use.

Reason:

In order to protect the residential amenities of neighbouring occupiers in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the first use of the outbuilding hereby approved, the 2no. south facing windows shall be made obscure glazed and non-opening; the windows shall remain as such in perpetuity.

Reason:

In order to prevent unreasonable overlooking of no.6 Downside Crescent in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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

David Joyce

Director of Regeneration and Planning