

Camden Square Conservation Area Advisory Committee

**81 St Augustine's Road
London NW1**

Date: 15 November 2018

Planning application Reference: 2018/4402/P

Proposal: Erection of Pavilion at end of garden

Summary: We **object** to the proposed development. Concerns over its bulk, negative impact on privacy and light pollution and overdevelopment of garden space indicate that the proposed development will neither maintain nor enhance the Camden Square Conservation Area and should therefore be rejected.

Comments:

1. Although the drawings are generally of a reasonable standard,
 - 1.1. The design and access statement has not been updated to reflect the changes in the revised drawings, therefore some of the arguments referring to the height and appearance of the building are invalid
 - 1.2. More information is needed on the treatment and colour of the vertical timber cladding.
 - 1.3. The structure of the building and deck is shown as sitting on timber joists raised above ground: the depth of the supporting concrete footings is inadequate.
2. The height and volume of the proposal (bulk) are inappropriate
 - 2.1. The proposed building takes up almost the entire width of the rear garden (minus 520mm on either side) and is projecting at least 1455mm above the boundary fence (plus build-up of green roof), which makes it therefore appear out of proportion and bulky within its restrained surrounds.
3. The scale and proportion of the development do not relate to the neighbouring buildings
 - 3.1. The rear and side elevations of the proposed building are mainly comprised of timber cladding (not further specified) with no elements to break up the bulk, which would make it appear oppressive and out of scale to the neighbouring properties.
 - 3.2. The claim in the design and access statement that "the eaves will exceed the height of the garden fence by 795mm only" and that "the building materials visible from the neighbouring properties will be mostly a sedum roof and a small portion of the vertical cladding" is no longer valid as the design has changed.

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4. In the absence of information on the treatment and colour of the vertical timber, cladding informed comment on the appropriateness of the colour and appearance of materials is not possible.
5. The gap between the building and the garden wall (about 500mm) is very tight. Access to this space may be difficult thus compromising maintenance.
6. The proposal is likely to impact on the privacy of neighbours
 - 6.1. The new design proposal shows glazed panels at the sides of the building. As the top of the panels is only about 1650mm above the finished floor level, overlooking neighbours would be a concern.
7. With the partially glazed side elevations and a skylight, neighbouring properties will be affected by light pollution.
8. Garden rooms and pavilions are very popular as a relatively easy way to add highly desired and often needed additional space, but a careful balance has to be struck between meeting this need and preserving valuable garden space. The examples listed as precedents in the design and access statement either break up the volume of the garden room more successfully (3 South Villas), or have considerably lower eaves heights than this proposal (70 St Augustine's Road and 25 Marquis Road). We must therefore recommend that unless the bulk are reduced considerably, and the issues of privacy and light pollution are resolved the proposal be rejected.



Signed:
David Blagbrough
Chair
Camden Square CAAC

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