

Camden Square Conservation Area Advisory Committee

69 St Augustine's Road
London NW1

Date: 4 April

Planning application Reference: 2019/0596/P

Proposal: Erection of rear garden pavilion

Summary: Approval of the application should be conditional on the satisfactory resolution of concerns listed in para 9

Comments:

1. These comments are based on plans that were submitted to the Council prior to 28 March, but which have now, mysteriously disappeared from the website. The original plans had provision for a wood-burning stove and a spa.
2. The bulk of the proposed building comes close to being a permitted development and therefore acceptable in terms of height and volume. However, the applicant has chosen to submit a flat roof with overall height of 2.8m. Measures could perhaps have been taken to reduce the eave's height at the boundary and therefore minimise the impact of this bulk so close to the boundary.
3. The use of timber boarding and the green roof are appropriate to the garden location. If treated correctly the timber boarding can be long lasting.
4. There could be concerns about maintaining levels of privacy
 - 4.1. The provision of two sizeable windows just 500mm from and directly facing the boundary with number 67 St Augustine's Rd could impact on the privacy of those enjoying this adjacent garden space. In this context, it should be noted that the existing boundary walls are approximately 300mm of solid brickwork with trellis above, therefore visibility into the adjacent garden is open. These windows should use obscured glass at the very least.



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5. Despite the height of the proposed building at the boundary, garden spaces in this area are large and place the construction at quite a distance from adjacent buildings thus ensuring that acceptable levels of light and sun are maintained
6. Whilst the siting, location and usage of the garden pavilion is appropriate, the incorporation of a wood-burning stove (for a spa?) in the building is questionable.
 - 6.1. Given the total area of the proposed outbuilding and the combustible nature of the construction materials, it is likely Building Regulations approval will be required for the construction.
 - 6.2. Part B of the Approved Documents (Fire Safety) specifies allowable areas of unprotected glazing adjacent to boundaries – although it is unclear how this relates to outbuildings. However, the proposal for a wood-burning stove in the building makes fire issues more likely to be of a concern and the size of the proposed windows would exceed the unprotected areas allowable, should these regulations be applicable.
 - 6.3. Smoke emitting from the wood-burning stove may cause a nuisance to the neighbouring properties.
7. The potential nuisance of smoke from the wood burning stove on neighbouring properties and its concomitant effect on air pollution is very real, particularly as the smoke will be emitted below their window levels.
8. Drawings are technically adequate and depict a accurate rendition of what will be built. One small room (with window) is not labelled an its function unclear - whilst it is the size of a storage space, the window suggests otherwise.
9. This proposal for a timber garden building at the end of what is a large garden space serving a single family dwelling could be deemed appropriate. There are, however, a number of concerns, which need to be addressed prior to this becoming acceptable. These are :
 - 9.1. There is no mention in the Design Access Statement or any other documentation about the tree (labelled as T1 in the existing drawings) to be felled to allow for the new building. The species and size of this tree has not been specified.



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- 9.2. There is no mention in the Design Access Statement of the proposed use of the building incorporating sauna and wood burning stove, or the use of the third small room with window.
 - 9.3. The Policy regarding wood-burning stoves in Camden appears to be that these are deemed unacceptable unless an "exempt appliance" is utilised. Details of the make and model of the proposed wood-burning stove, therefore, will be required. This perhaps could be covered by a condition.
 - 9.4. The location of a wood-burning stove in this location (at ground floor level) could present a nuisance to neighbouring occupiers with smoke being emitted at a low level compared to adjacent building window heights.
 - 9.5. The height of building adjacent to boundary at 2800mm could possibly be reduced or mitigated via the use of lower eaves height.
10. We would recommend that the application is not approved until the above points are addressed satisfactorily.



Signed:
David Blagbrough
Chair
Camden Square CAAC

Date: 5 April 2019