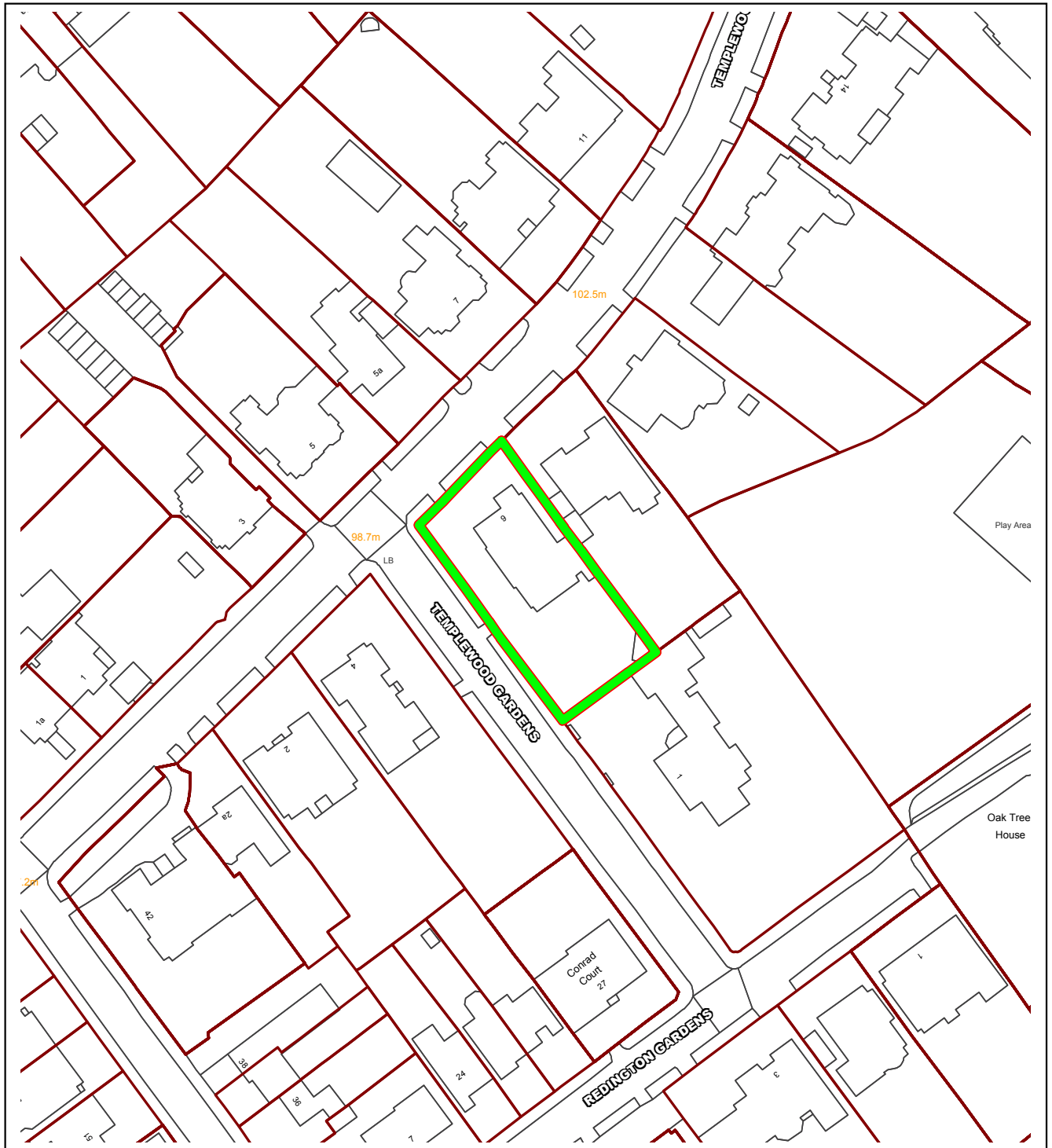


# 6 Templewood Avenue - 2018/3304/P



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## **Site photographs**

### **1. Front elevation of application property**



### **2. Side garden area showing south-eastern corner where garden building is to be located.**

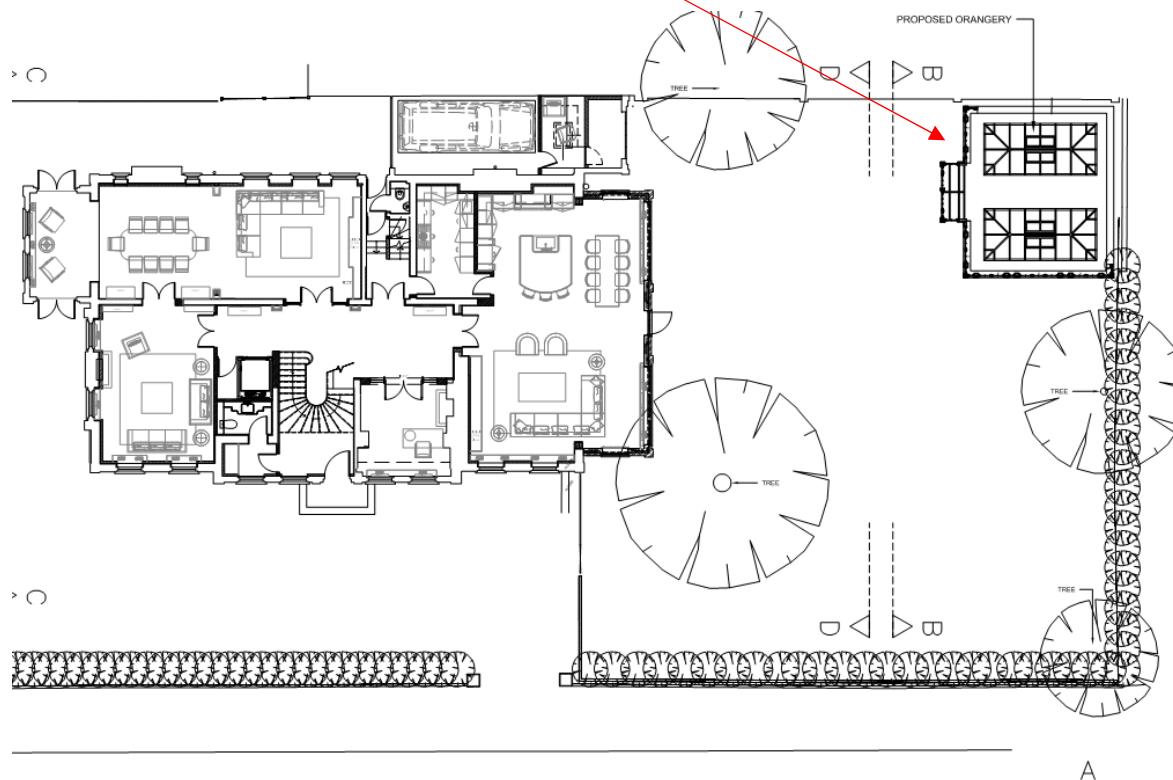




3. Existing front boundary treatment which outbuilding would be set back from



4. Proposed site plan showing outbuilding's location in garden and set back from front boundary.



<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		10/10/2018
		N/A		<b>Consultation Expiry Date:</b>		16/09/2018
<b>Officer</b>				<b>Application Number(s)</b>		
Patrick Marfleet				2018/3304/P		
<b>Application Address</b>				<b>Drawing Numbers</b>		
6 Templewood Avenue London NW3 7XA				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 single storey garden outbuilding.						
<b>Recommendation(s):</b>		Grant conditional planning permission				
<b>Application Type:</b>		Full Planning Permission				
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice				
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>		No. of responses	00	No. of objections	00	
<b>Summary of consultation responses:</b>		Site notice: displayed from 17/08/2018 - 10/09/2018 Press notice: displayed from 23/08/2018 - 16/09/2018  No comments received from neighbouring properties.				
<b>Local Groups</b>		The <b>Heath and Hampstead Society</b> and <b>Redington/Frognaal CAAC</b> objected to the application on the following grounds. <ol style="list-style-type: none"> <li>1. The proposed orangery looks to be sited within the rear garden tree corridor and such an expanse of glazing would cause harm to bat foraging and roosting activity.</li> <li>2. The proposed garden building represents and excessive development of the garden.</li> <li>3. The siting of the building, tight against the boundary wall with No.4 leaves no space for access and would allow the accumulation of rubbish which could not be cleared away.</li> </ol>				

4. Proposed design is deplorable, pretentious in detail, purporting to be vaguely "Victorian" in style, with showy false pediments, roof finials etc. The main house is in the style of Quennell, maybe one of his works, neo-Georgian in red brick with a minimum of decorative features; i.e. completely different architecturally.
5. The character of the Conservation Area would be harmed by this ostentatious structure.

Officer Comment

1. See paragraph 2.4 of this report
2. See paragraph 2.2 of this report
3. *The proposed development would be located in the corner of a private garden area and its potential to collect rubbish would not form a material consideration when assessing the planning application. In any event, the site is a secluded and verdant garden area that is unlikely to attract significant levels of rubbish.*
4. See paragraph 2.2 of this report

## Site Description

The application site relates to a large, detached, red-brick property located at the junction of Templewood Avenue and Templewood Gardens. The property has two vehicular entrances off Templewood Avenue, however; Its principle front elevation faces out onto Templewood Gardens, with a large garden area occupying the southern half of the site.

The application building is not listed but is located within the Redington/Frognaal Conservation Area.

## Relevant History

### Application site

**2018/2653/P** - Alterations to the garage including the installation of new rear access doors with external steps to provide level access, louvred vents for air intake and extract and a flush mounted conservation rooflight with opaque privacy glass, all in association with the installation of 2 x air conditioning plant units inside the garage. **Approved 28/08/2018.**

## Relevant policies

### **National Planning Policy Framework 2019**

### **The London Plan March 2016**

Draft London Plan 2017 was published for consultation in November 2017

### **Camden Local Plan 2017**

A1 Managing the impact of development  
A3 Biodiversity  
D1 Design  
D2 Heritage

### **Camden Planning Guidance 2018/2019**

CPG Design  
CPG Amenity  
CPG Biodiversity

## **Redington Frogna! Neighbourhood Draft Development Plan 2018**

BD1 New Developments and Refurbishment of Existing Housing Stock

BD4 Redington Frogna! Design Codes for Development Sites, Including New Buildings, Extensions and Alterations

BGI 1 Biodiverse Green Habitat

BGI 3 Tree Planting and Preservation

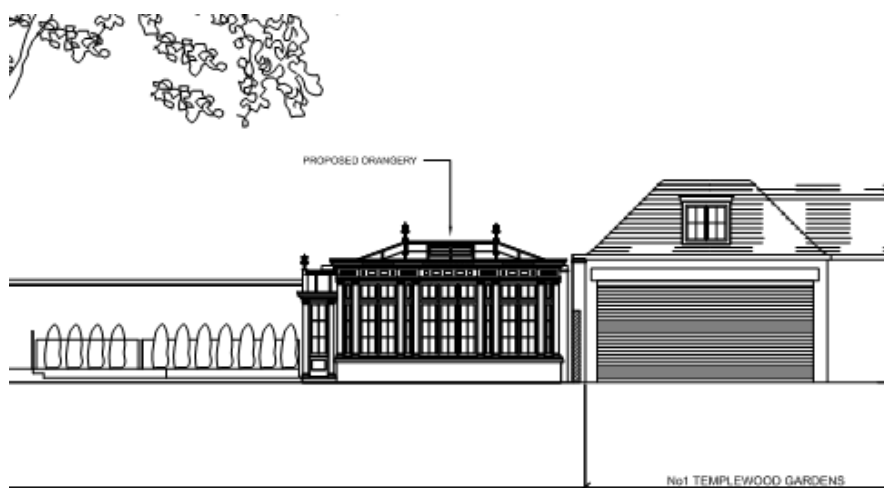
## **Redington and Frogna! conservation area appraisal and management strategy 2000**

### **Assessment**

#### **1 PROPOSAL**

1.1 Planning permission is sought for the erection of a single storey outbuilding to the rear of the existing rear garden area at the site to provide ancillary residential space to the existing building.

1.2 The proposal would have a maximum width of 7.3m, length of 6.3m and flat roof height of 3.5 metres with two pitched roof lanterns above this. The building would be predominantly glazed and would have entrances doors located on its northern elevation.



#### **2 ASSESSMENT**

2.1 The material considerations for this application are as follows:

- Design and Conservation;
- Amenity of neighbouring residential occupants
- Trees and biodiversity

#### **2.2 Design and conservation**

2.2.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. NP policies Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Neighbourhood Plan Policies BD1 and BD4 are also considered relevant although the plan has limited

weight in decision making at this stage.

2.2.2 It is noted that concerns have been raised with regard to the architectural style of the proposed outbuilding and its failure to respond to the original design and appearance of the host building. Officers acknowledge that the detailed design of the proposal is not contemporaneous with the host building. However, the proposed development is, in effect, a summerhouse, which would not be readily visible from any public place, and is separated from the host building by the entire length of the existing garden. Furthermore, the predominant use of glazing for buildings of this nature is considered common and provides the garden house with a lightweight appearance that clearly reads as an ancillary development to main dwelling-house. The proposal is therefore considered to represent a subordinate addition that is sympathetic to the original character of the host building.

2.2.3 The proposed outbuilding is not considered to be excessive in size, given its external area of 46sqm which would occupy approximately 9% of the existing garden area. Furthermore, the discreet setting and location of the proposed garden building, which would be set approximately 17m from the front boundary of the site, would ensure no harm is caused to character and appearance of the surrounding conservation area.

2.2.4 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. The size, design and limited visibility of the proposal would ensure no undue harm is caused to the character of the host building and surrounding conservation area.

### **2.3 Amenity of neighbouring residential occupants**

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 The proposed outbuilding would be flanked by neighbouring boundary walls on its east and south elevations and would only allow views back towards the host property and out onto the surrounding rear garden area of the application site, and would not cause increased levels of overlooking as a result. Similarly, the overall size, scale and location of the garden building is not considered to harm neighbouring amenity in terms of loss of light or outlook.

### **2.4 Trees and biodiversity**

2.4.1 No trees are proposed to be removed to facilitate the development. The Council's Tree Officer has reviewed the submitted arboricultural report, tree survey, root protection details and site monitoring report and confirmed that the details submitted are sufficient to demonstrate that the trees to be retained both on site and on neighbouring sites will be adequately protected through the development in line with BS5837:2012. Trial pits have shown that minimal roots are present along the side of the orangery nearest to any trees, due to the boundary wall acting as an effective root barrier. The proposal is therefore considered to be in accordance with Policy A3 of the Local Plan.

2.4.2 Officers note the consultation response received which raises concern over the impact the proposal would have on bat roosting in the area. However, the proposed garden building is to be located in a corner of the existing garden that has previously been cleared and is currently covered by paving. The proposal is therefore not considered to cause any harm to existing habitats in the area, particularly as no trees are being removed as part of the proposal. Furthermore, the application site is not located

within a designated Site of Nature Conservation Importance and its minor size and scale, when compared with the size of the existing garden area, and proposed use as an ancillary building to the main house, is not considered to cause harm to any wildlife habitats.

### **3 Recommendation**

#### **3.1 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 Monday 9<sup>th</sup> September 2019, 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: 2018/3304/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Date: 3 September 2019

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Hampton Conservatories Ltd  
218 Ballybogey Road  
Portrush  
BT56 8NE

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:

**6 Templewood Avenue**  
**London**  
**NW3 7XA**

Proposal:

Erection of single storey garden outbuilding.

# DECISION

Drawing Nos: 01, 02, 03, 04, 05, 06, 07, 08, Design and Access Statement dated July 2018, Site Monitoring Report SN/JS/616/SM, Tree Report and Arboricultural Assessment SB/JS/450, Addendum to Tree Report and Arboricultural Assessment SB/JS/616.

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 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 03, 04, 05, 06, 07, 08, Design and Access Statement dated July 2018, Site Monitoring Report SN/JS/616/SM, Tree Report and Arboricultural Assessment SB/JS/450, Addendum to Tree Report and Arboricultural Assessment SB/JS/616.

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

- 4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification), the outbuilding hereby approved shall only be used for purposes incidental to the residential use of 6 Templewood Avenue and shall not be used for any other purposes whatsoever, including as a separate independent residential dwelling, or providing additional sleeping accommodation.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies A1 and H3 of the Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural addendum report dated October 2018 ref. SB/JS/616 by Sasha Barnes Limited. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the 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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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