

Ground floor and lower floor flat, 22 Adamson Road, NW3 3HR (2021/0243/P)



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Photos:



1) View of rear garden (decking and shed to be removed)



2. View of rear garden from upper floor showing neighbouring outbuilding

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| Delegated Report (Members Briefing) | Analysis sheet N/A | Expiry Date: Consultation Expiry Date: | 16/03/2021 14/03/2021 | |
| Officer | Application Number(s) | | | |
| Sofie Fieldsend | 2021/0243/P | | | |
| Application Address | Drawing Numbers | | | |
| Ground floor and lower floor flat, 22 Adamson Road NW3 3HR | See draft decision | | | |
| Proposal(s) | | | | |
| Erection of single storey outbuilding in rear garden | | | | |
| Recommendation(s): | Grant conditional planning permission | | | |
| Application Type: | Full Planning Permission | | | |
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | |
| Informatives: | | | | |
| Consultations | | | | |
| Adjoining Occupiers: | Site notices Press notice | 17/02/2021– 13/03/2021 18/02/2021– 14/03/2021 | No. of responses 0 | No. of objections 0 |
| Summary of consultation responses: | No responses were received from the neighbouring occupiers. | | | |
| Belsize CAAC | <p>Belsize CAAC has objected to the proposed scheme on the following grounds:</p> <p>“Object to the development of habitable accommodation in rear gardens and the loss of green space.”</p> <p><i>Officer response:</i> - See sections 3.4-3.6 and 4.1</p> | | | |

Site Description

The application site is a three-storey (with lower ground) mid terrace which has been subdivided into 3 flats located on the southern side of Adamson Road. The building is not listed but is recognised as a positive contributor within the Belsize Park Conservation Area. This application relates to the ground floor & lower ground floor maisonette.

Relevant History

Subject site:

2007/2619/P - Erection of a partial-width single storey extension to the rear lower ground floor with full-width roof terrace and access stair above, plus erection of a single storey garden structure and alterations to the fenestration at front and rear of existing maisonette. – **Granted 20/07/2007**

11217 - The conversion of the lower maisonette at 22 Adamson Road N.W.3. into two self contained flats. – **Granted 19/08/1971**

Relevant policies

National Planning Policy Framework (2019)
The London Plan (2021)

Camden Local Plan (2017)

Policy G1 – Delivery and location of growth
Policy A1 – Managing the impact of development
Policy A2 – Open Space
Policy A3 – Biodiversity
Policy D1 – Design
Policy D2 – Heritage

Camden Supplementary Planning Guidance

CGP - Design (2021)
CPG – Home Improvements (2021)
CPG - Amenity (2018)

Belsize Park Conservation Area Statement (2003)

Assessment

1. Proposal

- 1.1 The outbuilding would measure 5.2m wide, 3.7m deep and stand 2.5m high with a flat roof. It would have a footprint of 19.24 sqm and be located in the rear garden. It would be timber with aluminium fenestration.
- 1.2 No external works are proposed to the main house.

2. Considerations

- 2.1 The main issues to be considered are:
 - Design and heritage
 - Trees and landscaping
 - Amenity

3. Design

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and

scale of host building and neighbouring ones, and the quality of materials to be used, to promote health, respond to natural features and preserve gardens.

- 3.2 Policy D2 states that the Council will seek to manage development in a way that retains the distinctive character of conservation areas and will therefore only grant planning permission for development that preserves or enhances the special character or appearance of the area.
- 3.3 CPG Home Improvements states that:
- 'The size and design of outbuildings must consider their impact on the amenity of neighbouring occupiers, biodiversity and character of the wider area, so they do not detract from the generally 'soft' and green nature of gardens and other open spaces.'*
- 3.4 The existing timber decking and small shed at the rear of the garden would be demolished. The proposed outbuilding would measure 5.2m wide, 3.7m deep and stand 2.5m high with a flat roof. It would sit on an existing concrete base. It would have a footprint of 19.24 sqm and be located in the rear garden. It would be set in from the side and rear boundaries. It would be discreetly located at the rear of the garden enclosed by a brick rear boundary wall and a timber fence along the sides.
- 3.5 The proposed outbuilding is considered to be of an acceptable design and its materials using timber cladding (vertical cedar cladding to front and tannalised redwood to all other elevations) with aluminium fenestration are appropriate for this garden setting.
- 3.6 It would be of a modest size and scale and would ensure a reasonable proportion of the rear garden would remain (over 72 sqm). Given its siting and scale it would not be visible from the public realm, but it would be visible from neighbouring private garages/gardens. The outbuilding is proposed to be used for leisure purposes or a home office which would be ancillary to the main dwelling. It is noted that there is a rear outbuilding in the rear garden of the adjacent neighbouring property No. 20, with garages behind the site, so an outbuilding would not appear out of character in this area. It is considered that due to its siting, design, materials and scale, the proposal would not detract from the character and appearance of the listed host building or the Belsize Park Conservation Area.
- 3.7 Special regard has been given to the desirability of preserving or enhancing the character and 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 (ERR) 2013.

4. Trees and landscaping

- 4.1 Policies A3 and D1 outline that the Council will seek to protect gardens, and resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value. No trees are proposed to be removed to facilitate the development and the proposal would sit on top of an existing concrete base.

5. Amenity

- 5.1 Policy A1 seeks to protect the quality of life of occupiers by only granting permission for development that would not harm their amenity. The main factors which are considered in terms of the impact on the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.
- 5.2 It is noted that two high-level small-scale windows are proposed, one on either side elevation. Given their siting and scale and as they would not face onto neighbouring windows, the proposed side windows are not considered to result in a material loss of privacy through overlooking to either adjacent neighbour. By virtue of the outbuilding's size including its modest height of 2.5m, siting and design, it would not cause unacceptable loss

of amenity with regards to sunlight, daylight, outlook, overlooking, noise or light pollution.

- 5.3 The potential level of activity associated with the building as a home study and leisure space is considered to be acceptable, subject to a planning condition to ensure the use of the outbuilding remains ancillary to that of the associated dwelling.

6. Recommendation

- 6.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 29th March 2021, 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'.

Application ref: 2021/0243/P
Contact: Sofie Fieldsend
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Date: 19 March 2021

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Green Retreats Ltd
Green Retreats Ltd
Hangar 4
Westcott Venture Park
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HP18 0XB

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Ground floor and lower floor flat
22 Adamson Road
London
NW3 3HR

DECISION

Proposal: Erection of single storey outbuilding in rear garden

Drawing Nos: TQRQM20358152016399; TQRQM20358152325552; CNCP1;
200802388TG0S1 and materials.

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:

TQRQM20358152016399; TQRQM20358152325552; CNCP1; 200802388TG0S1 and materials.

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

- 3 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of Ground floor and lower floor flat, 22 Adamson Road and shall not be used as a separate independent Class C3 dwelling or Class E business use.

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 G1, A1 and H6 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.

- 2 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 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).

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

Chief Planning Officer

DRAFT

DECISION