

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

11th February 2021

REF: 207, 16A Ospringe Road London NW5 2JE

Design Process, Appearance & Access

Key points

The proposal is to create a garden structure at the above mentioned address

The construction will be to high standards and high energy efficiency

Issues such as conservation, security and privacy have been addressed by the design.

Introduction

The property is located on Ospringe Road, within the London Borough Camden (LBC).

The property is not in a conservation area but as a flat rather than a household, permitted development rights do not apply. As such a full planning application is being submitted

The current garden is 90m², the proposed structure is 25m², far less than 50% of the garden surface area

The surface area of the property on the lower ground floor is 90m², the proposed structure is 25m², so also far less than 50% of the GIA of the property

In line with Permitted Development Guidelines for garden structures, the height is restricted to 2.5m height within two metres of the boundary line.

A green roof is proposed to the whole roof around the single skylight

Aerial view of the garden



Photos of the existing garden



Rear garden view

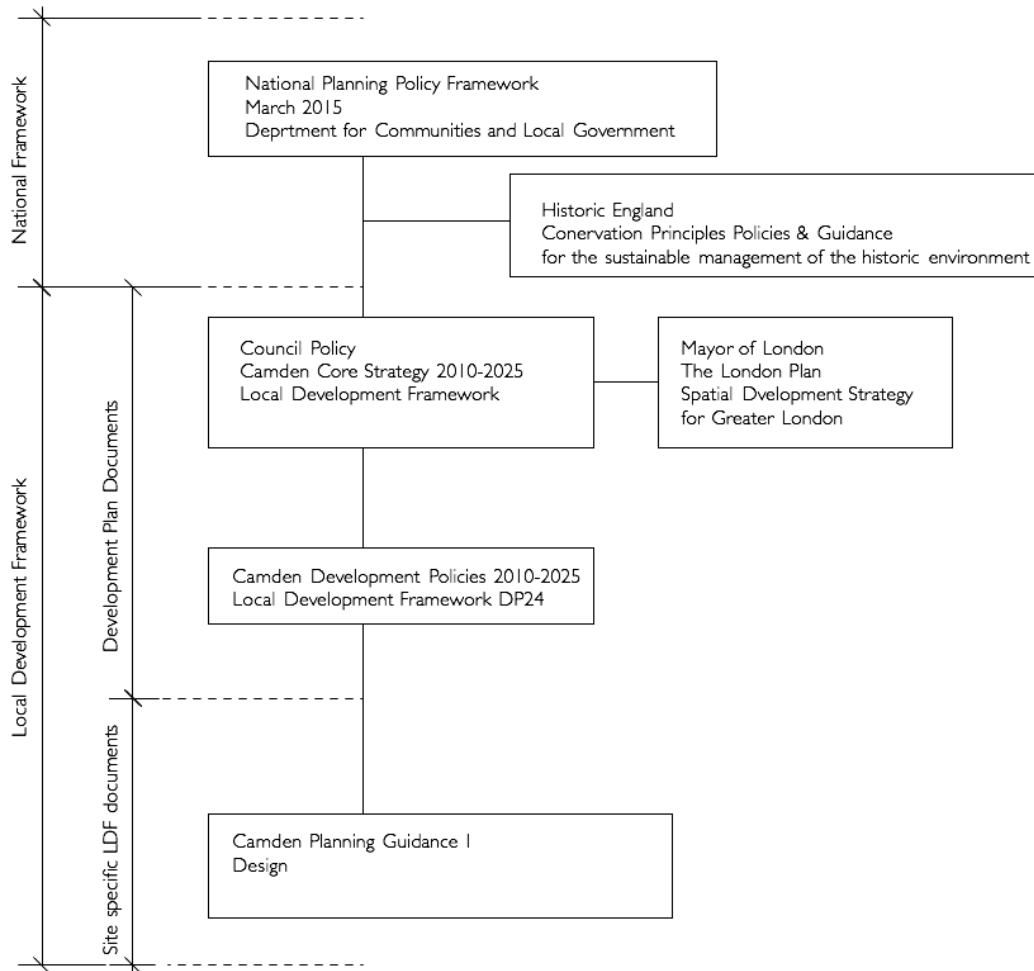


View of neighboring gardens showing existing outbuildings



Statutory Context

The following framework documents are referred to:



Permitted Development Town & Country Planning, England. General Permitted Development 2015

Class E, Buildings etc incidental to the enjoyment of a dwelling house

Permitted development

E. The provision within the curtilage of the dwellinghouse of—

- (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or*
- (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.*

Development not permitted

E.1 Development is not permitted by Class E if—

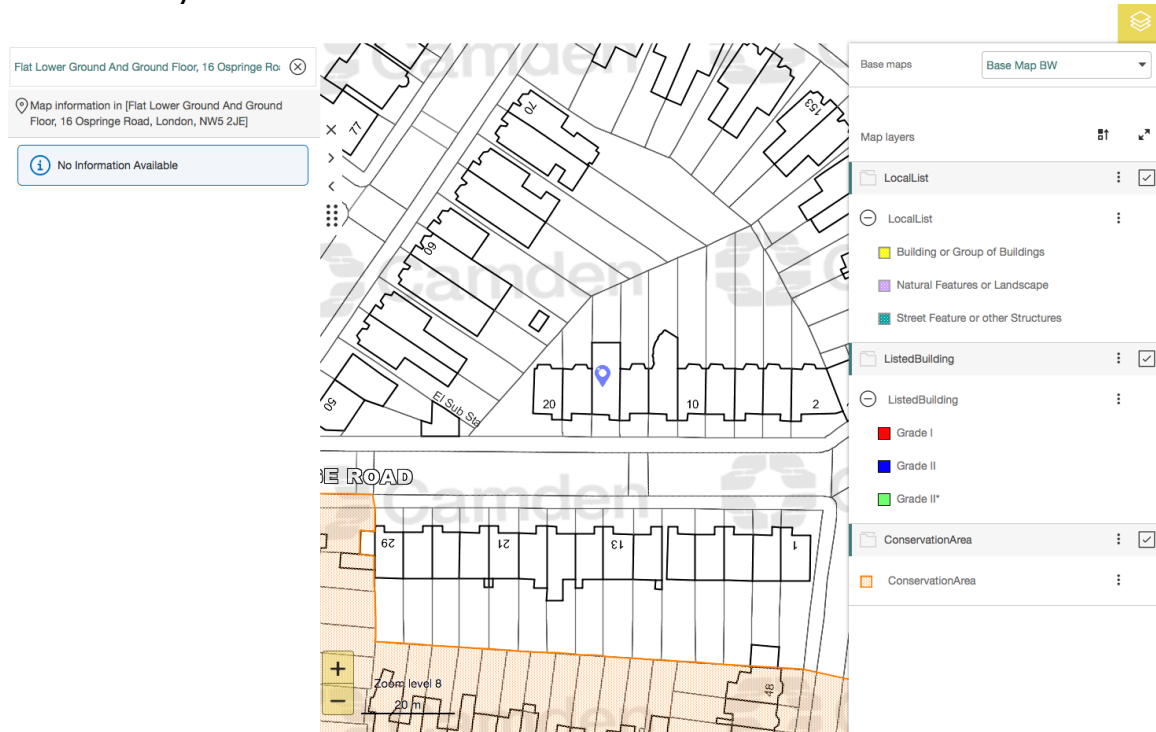
- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- (b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;
- (d) the building would have more than a single storey;
- (e) the height of the building, enclosure or container would exceed—
 - (i) 4 metres in the case of a building with a dual-pitched roof,
 - (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
 - (iii) 3 metres in any other case;
- (f) the height of the eaves of the building would exceed 2.5 metres;
- (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;
- (h) it would include the construction or provision of a verandah, balcony or raised platform;
- (i) it relates to a dwelling or a microwave antenna; or
- (j) the capacity of the container would exceed 3,500 litres.

The proposed works comply with the statutory limitations.

- The proposed structure is 25m², the main property is 90m², as such the structure is far less than the maximum 45m² allowed under Permitted Development
- The height of the structure is limited to 2.5 metres height within two metres of the boundary line

As such the proposed structure is acceptable under the Act

Council Policy



Camden Planning Guidance I, Design

Materials

2.12 Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings. The durability of materials and understanding of how they will weather should be taken into consideration. The quality of a well designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials. We will encourage re-used and recycled materials, and further guidance is contained within CPG3 Sustainability (Sustainable use of materials).

The proposed Seared Larch timber cladding will blend in the existing mature garden landscape

Development in rear gardens and other open land

- 4.22 The construction of garden buildings, including sheds, stand-alone green houses and other structures in rear gardens and other undeveloped areas, can often have a significant impact upon the amenity, biodiversity and character of an area. They may detract from the generally soft and green nature of gardens and other open space, contributing to the loss of amenity for existing and future residents of the property.
- 4.23 Large garden buildings may also affect the amenity value of neighbours' gardens, and if used for purposes other than storage or gardening, may intensify the use of garden spaces.
- 4.24 Development in rear gardens should:
- ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to, the host garden
 - not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area
 - use suitable soft landscaping to reduce the impact of the proposed development
 - ensure building heights will retain visibility over garden walls and fences
 - use materials which complement the host property and the overall character of the surrounding area. The construction method should minimise any impact on trees (also see Landscape design and trees chapter in this CPG), or adjacent structures
 - address any impacts of extensions and alterations upon water run-off and groundwater flows, both independently or cumulatively with other extensions, and demonstrate that the impact of the new development on water run-off and groundwater flows will be negated by the measures proposed. Reference should be made to CPG3 Sustainability (Flooding chapter).

The proposed works comply with these requirements

Conclusion

In our opinion the proposal complies with all the requirements established in the local Development Framework and the Design Guidelines amongst others.

Use

The current use of residential is maintained.

The clients are a couple working primarily from home, one of whom manages their own health and technology start up, NodeNs Medical limited while the other is a patent scientist at Origin Limited. The proposed garden outbuilding will be used as an office. The front area of the shed will include two office desks while the rear area will include a storage area for electronics equipment and a lab bench area.

There is no toilet or shower proposed for the outbuilding so there is no danger of it being used as a self contained unit.

Layout

The internal layout remains exactly the same, access from the highway remains the same. The only change to the internal layout is to create a larger open plan kitchen living room area.

Yours sincerely,

Sebastian Camisuli

On behalf of:
Martins Camisuli Architects