

2021/0497/P – 19 Eton Villas, London, NW3 4SG



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Site Photos



1. Aerial View of site

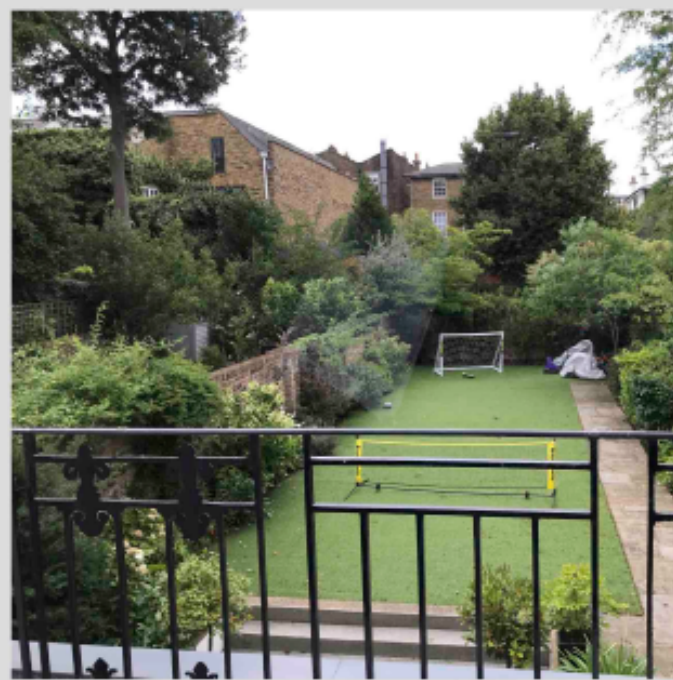


Rear Garden - Previous Summer House 2012

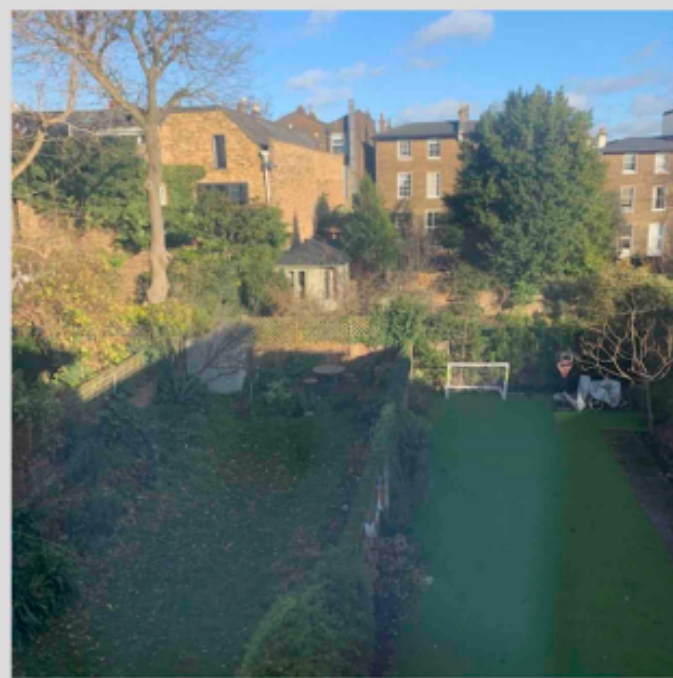


Rear Garden - Previous Summer House 2012

2. View of rear garden – Summer house ‘2012’
3. View of rear garden – Summer house ‘2012’



Rear Garden - Autumn 2020



Rear Garden - Winter 2020

4. View of rear garden - autumn 2020
5. View of rear garden – winter 2020

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	24/09/2021
		N/A / attached	Consultation Expiry Date:	02/05/2021
Officer			Application Number(s)	
Jaspreet Chana			2021/0497/P	
Application Address			Drawing Numbers	
19 Eton Villas London NW3 4SG			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Construction of single storey summer house in the rear garden				
Recommendation:	Grant conditional planning permission			
Application Type:	Householder			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	<p>Three site notice(s) were displayed near to the site on the 07/04/2021 (consultation end date 01/05/2021).</p> <p>The development was also advertised in the local press on the 08/04/2021 (consultation end date 02/05/2021).</p>			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	None			
Eton CAAC:	<p>A letter of objection was received on behalf of the Eton CAAC. Their objection comments can be summarised as follows:</p> <ol style="list-style-type: none"> 1. In recent years there have been an increasing number of applications in the Conservation Area for the building of extensions/garden rooms. The trend to encroach on garden space is one to which we are opposed. 2. The Eton Conservation Area is principally notable for its 19C houses and gardens, and the relationship between them. As noted the inspectors report which refused an appeal in respect of a similar application at 2 Provost Road (2017/0080/P & 2017/0198/L). 3. The planting and trees within these gardens and that within those of nearby houses and grounds surrounding the apartment blocks, gives a mature and verdant character and appearance to the conservation area. This and the mostly open nature of the gardens is part of the significance of the conservation area. 4. Page 40 of new design guidance states: Planning permission is unlikely to be granted for development whether in the form of extensions/conservatories, garden studios... or new development which significantly erode the character of existing garden spaces. 5. 19 Eton Villas is a grade II listed. In 2012 approval was granted for a similar application, this was a decade ago. 6. The earlier approval has lapsed and should not be used to imply that there is a case for non-approval now. Viewed in the context of planning for the future white paper and Camden design guidance, a proposal for a building spanning full width of the rear garden and protruding and just under a metre high above side boundaries would disrupt and harm the setting of the rear gardens of these listed buildings. 7. It represents over-development and should not be approved. <p><u>Officer's response:</u></p> <p>2. No.2 Provost Road applications are on another road and refused under different circumstances. Although similar in proposing an outbuilding. No.2 is proposing a brand new outbuilding which is larger in scale and massing compared with No.19. No.19 is replacing an outbuilding that was already</p>			

	<p>there before, there has been a reduction in height resulting in a reduction in overall massing and it is set in off all side boundaries. There would also be over 100sq.m of garden space to use and so the proposed development is not considered to erode the character of the existing garden spaces.</p> <p>4. Page 40 of the Home Improvement CPG talks about Rear extensions this is not relevant to this proposal.</p> <p>6. Although time has lapsed since the 2012 application the new proposal is assessed a fresh against the local plan policies and is considered compliant. The proposal is not full width, it is set in off all side boundaries.</p> <p>7. Officers do not consider this to be over development, please see further discussion below in section 3 onwards.</p>
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Site Description

The application site refers to a 3 storey semi-detached property situated on the east side of Eton Villas. The surrounding area is predominantly residential and consists of semi-detached and terrace villas of similar size and design. The building is located within Eton Conservation Area and is Grade II Listed.

Relevant History

The planning history for the application site can be summarised as follows:

2012/1629/P: Erection of single-storey glazed extension at lower ground floor level rear as replacement for existing; erection of single-storey summerhouse and storage in rear garden as replacement for existing; erection of replacement boundary fence and wall including bin store to front garden; installation of new double glazed doors to front elevation and door with window to side elevation at lower ground floor level of single family dwellinghouse (Class C3), Granted on 15/05/2012.

2012/1314/L: Internal and external works including erection of single-storey glazed extension at lower ground floor level rear as replacement for existing; erection of single-storey summerhouse and storage in rear garden as replacement for existing; erection of replacement boundary fence and wall including bin store to front garden; installation of new double glazed doors to front elevation and door with window to side elevation at lower ground floor level of single family dwellinghouse (Class C3), Granted on 15/05/2012.

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **Policy A1** Managing the impact of development
- **Policy D1** Design
- **Policy D2** Heritage
- **Policy DM1** Delivery and monitoring
- **Policy G1** Delivery and location of growth
- **Policy H1** Maximising housing supply
- **Policy T2** Parking and car-free development

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Conservation Statements:

- Eton Conservation Area Statement (2002)

Assessment

1. The proposal

- 1.1. Planning permission is sought for the erection of a single storey summer house 6.6m wide, 3.5m deep and 2.75m high and internal height of 2.25m with a green roof.

2. Revisions

- 2.1. It should be noted that during the course of the assessment revisions to the proposed scheme were requested in order to appease concerns raised by officers'. The revision made to the proposed scheme can be summarised as follows:

- Reduction in overall height from 2.8m height to 2.75m and internal height reduced down to 2.25m.

- 2.2. The revision made to the scheme does not materially affect the scheme and as such is accepted as amendments under the ongoing application.

3. Assessment

- 3.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, street scene and the Eton Conservation Area
- The impact on residential amenity

4. Design and Conservation

- 4.1. 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 respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

- 4.2. The rear garden is currently arranged with shrub planted borders against the brickwork boundary walls surrounding a large central area covered in synthetic grass. There was an original summer house placed at the end of the rear garden which was quasi-traditional in appearance with solid mix red brickwork walls, chimney stack and red felt covered pitched roof with clay tiles and painted timber windows and door. This summer house was dated back to 1988 and then later demolished as part of the works granted consent in 2012 (ref.2012/1314/L & 2012/1629/P) to erect a new summer house, however this scheme was not implemented.

- 4.3. The proposed rear garden summer house would be placed at the end of the garden over 15m away from the rear of the house and would serve a work space, gym and store. It would be set in off the side and rear boundaries and would be of a timber-framed construction, clad in edged Douglas Fir (pine timber) vertically boarding, with powder coated aluminium cladding/finishing's, planed square edged Douglas Fir vertically boarded bi-fold doors and a flat green sedum roof. The green roof on the summer house would improve the design of the roof and promote good air quality and bio-diversity. A condition requiring further details on the green roof would be applied to the planning permission. The summer houses modern square design correlates with the existing rear glazed extension to the main house and would help to create a softer appearance within the garden.

- 4.4. There are other outbuildings within the vicinity which have been approved and vary in size and

design. Given that it is set back over 15m from the main house and over 100sq.m of garden space remains, the majority of the garden would be retained following the works and therefore it is considered that the openness would still remain within the garden area. Its contemporary design is considered satisfactory and there is no objection from a design or conservation perspective. The use of this summer house would be ancillary to the enjoyment of the main dwelling, and a condition shall be added to ensure this.

- 4.5. 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 (ERR) 2013.
- 4.6. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 4.7. Overall, the scale, bulk, design and use of materials of the proposal would be relative to that of the host building and the surrounding area and would not be harmful to the character appearance of the street scene or the Eton Conservation Area. The proposal would therefore be in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2021, London Plan 2021 and NPPF 2021.

5. Residential Amenity

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.
- 5.2. Given the location of the summer house placed in the rear end of the garden and some distance to the surrounding properties (over 15m), the proposal is not considered to harm the amenity of neighbouring properties in terms of access to sunlight, daylight, visual bulk, sense of enclosure or privacy. The comings and goings associated with the outbuilding would cause little to no impact to the existing residential noise levels and therefore considered to be acceptable.
- 5.3. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1 and A4.

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 Tuesday 21st September 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: 2021/0497/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 15 September 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Smerin Architects
The Studio
28 Killyon Road
SW82XT

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
19 Eton Villas
London
NW3 4SG

Proposal:
Construction of single storey summer house in the rear garden
Drawing Nos: PL201, PL202, PL203, PL204, PL205 Rev A, PL206 Rev A, Planning statement, Design and Access Statement, Site photos.

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 policy 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: PL201, PL202, PL203, PL204, PL205 Rev A, PL206 Rev A, Planning statement, Design and Access Statement, Site photos.

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

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used area of green roof, add in showing a variation of substrate, depth with peaks and troughs
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2, and A3 of the London Borough of Camden Local Plan 2017.

- 5 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of 19 Eton Villas and shall not be used as a separate independent use.

Reason: To ensure that the outbuilding is not used for unauthorised purposes and that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on street parking pressure etc, in accordance with policies G1, A1, T2 and H1 of the London Borough of 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 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, 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.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

DRAFT

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DECISION