

COOKE
FAWCETT
ARCHITECTS

23a Ospringe Road, NW5 2JD
09.08.2022

Application for Lawful Development Certificate
Rear Garden Studio



Section 1 – Introduction

1.1 Purpose of report

This application report has been prepared by Cooke Fawcett Architects Ltd. in order to apply for a Lawful Development Certificate for an existing garden studio structure at 23a Ospringle Road, NW5 2JD. The extension was originally constructed in 2013.

1.2 Summary of existing structure - building operation without planning permission

The client is keen to establish lawful status of the garden studio, as it was completed well over 4 years ago (2013), and therefore the time limit for enforcement action has passed. This is in line with Section 10 of the Planning and Compensation Act 1991.

Reasons that the garden studio should be granted a Lawful Development Certificate:

- The extension was substantially completed over 4 years ago, in March 2013, without applying for planning permission
- The property is not in a Conservation Area (see map on next page)
- There has not been any complaints from neighbours or planning enforcement action
- There is no change of use, nor subdivision of the flat proposed, the flat will remain as one C3 residential unit.

The client has lived in the flat since 1986 as a tenant, and more recently has owned the flat since 2015 (as a leaseholder).

1.3 Associated drawings

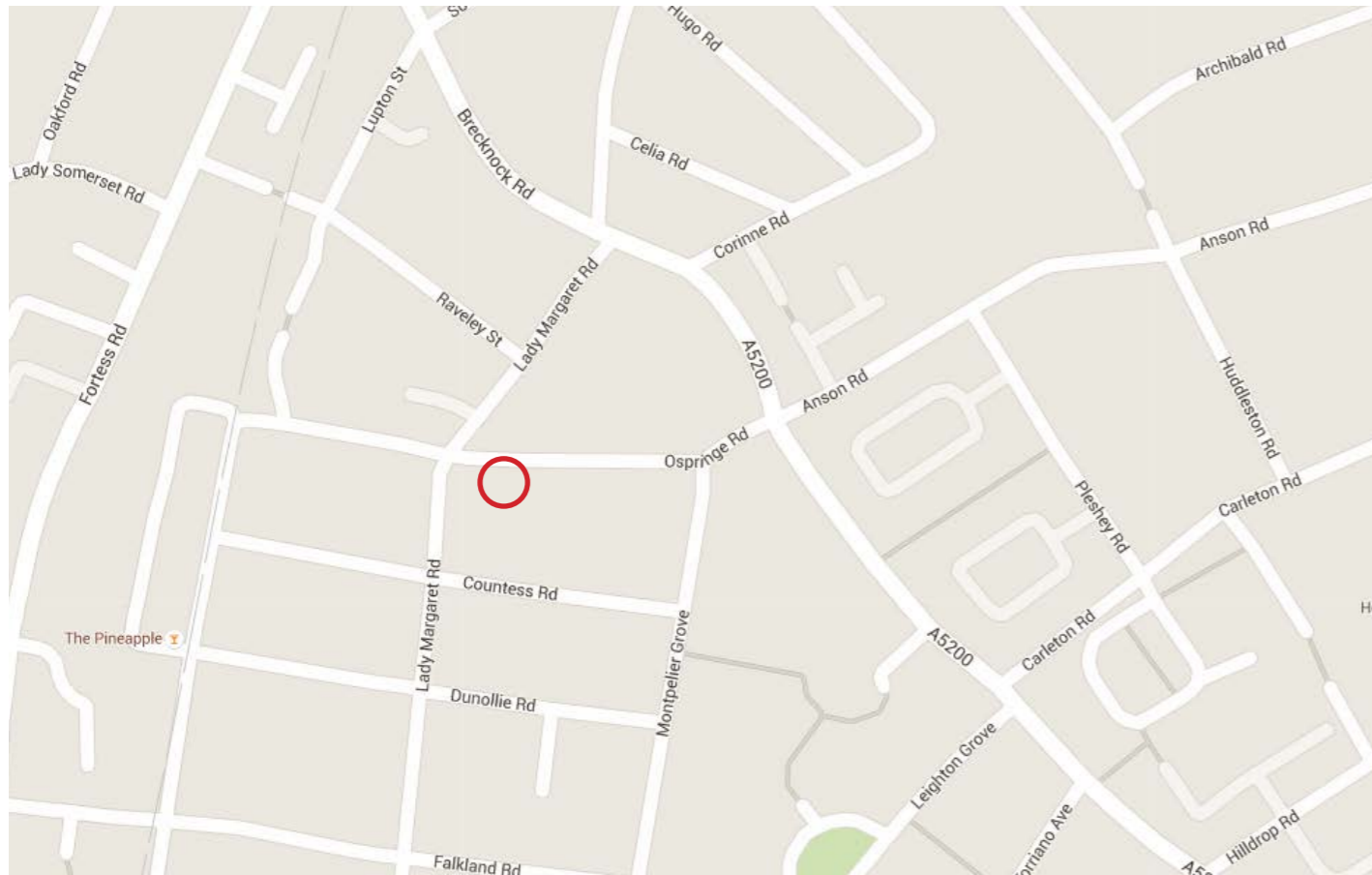
Please refer also to the following drawing:

CF-122-OSP-0105-B Existing plan and rear elevation (dated 25.07.2022)

1.4 Associated documents

Please also see attached documents:

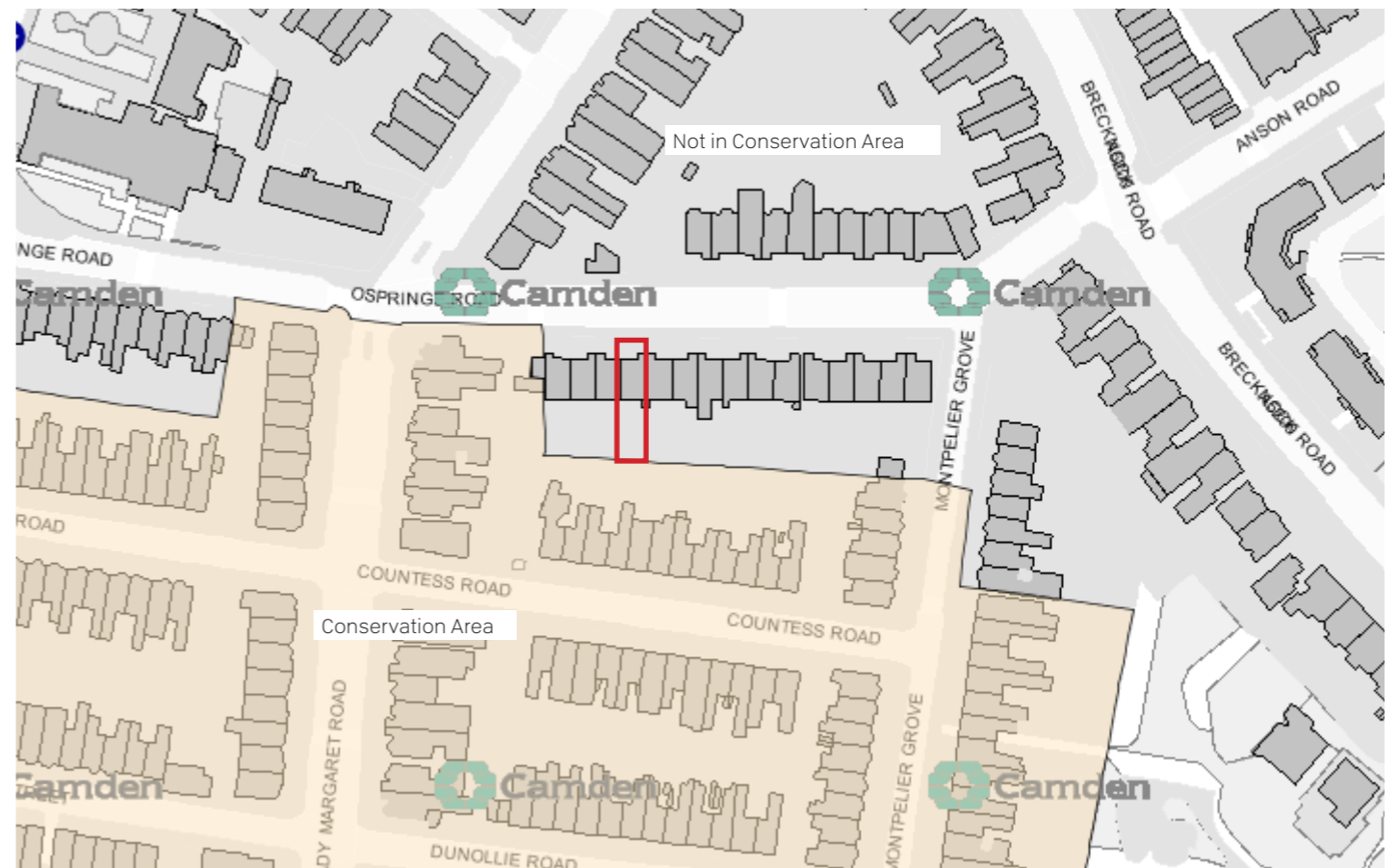
- Invoice dated 25.03.2013 for the construction labour for the building of the studio (Jason Parker Interior Solutions)
- Photographs from construction and internal flooring work, March 2013



Map location (source: Google Maps)



Aerial view, 2015 (Source: Google Earth)



Conservation Area map (Source: LB Camden website)

Section 2 – Background Information

2.1 Site and surrounding area

The flat is located on the south side of Ospringe Road. The house is in the middle of a terrace of 10 original houses, which appear to date from the Victorian period. The houses have undergone extensive alterations over the years, including division into flats in the late 1970's. As is visible on the aerial photographs, many houses (including this one) have had ground-floor extensions carried out.

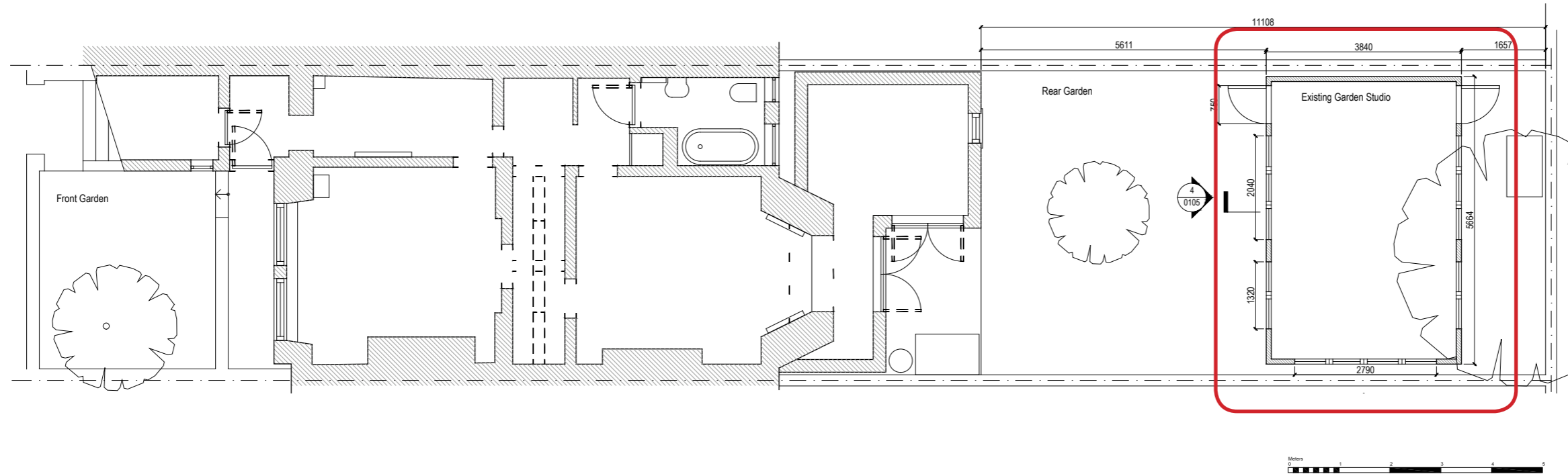
The house is not located in a Conservation Area, as can be seen on the map below.

2.2 Garden studio

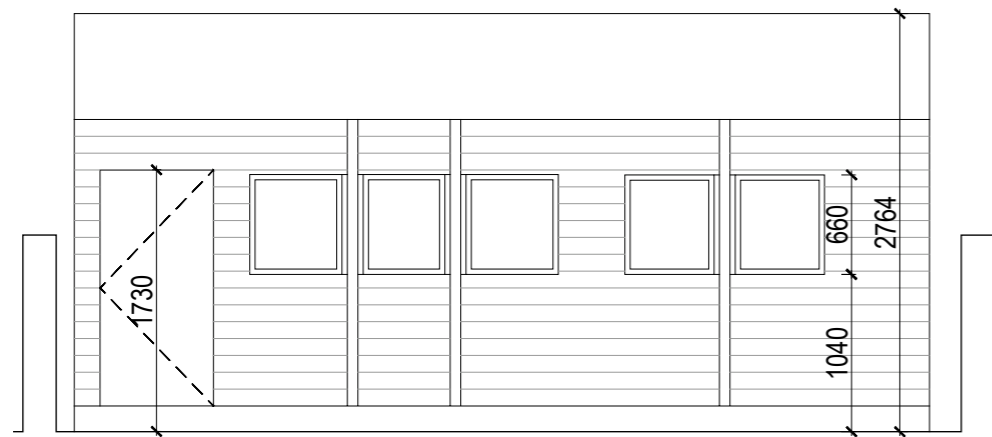
The garden studio is a rectangular timber structure with a shallow pitched roof. It sits at the far end of the garden, set in from the end wall due to an existing tree. It occupies almost the full width of the garden, and is 5.66m wide by 3.84m deep externally. The structure is 2.76m high at the ridge; 2.16m high at the eaves.

The studio is clad in horizontal timber weatherboards (painted green) on the walls, and a grey membrane felt roof. There is a door on the front and rear sides, and windows on front, rear and west sides. The structure is insulated, has been well-built and maintained. The structure is in keeping with the surroundings, and is not dominant in scale.

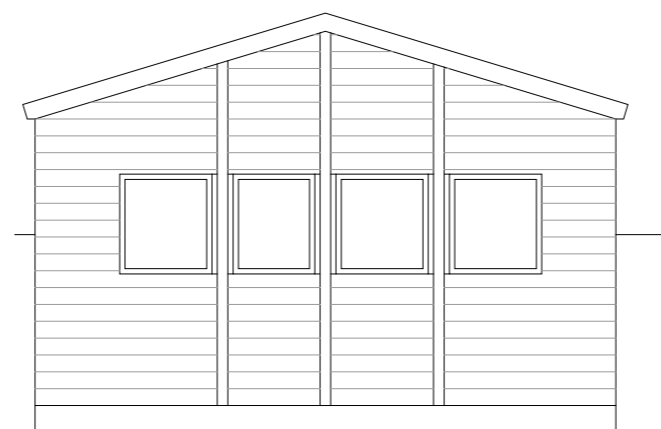
There have been no neighbour complaints about the structure since its construction, nor any planning enforcement action. There is no loss of amenity to neighbours via overshadowing or loss of privacy. The garden is well sheltered by extensive foliage and trees.



See drawing:
CF-122-OSP-0105-B (Existing plan and rear elevation)



Front Elevation



West Side Elevation (frosted glazing)



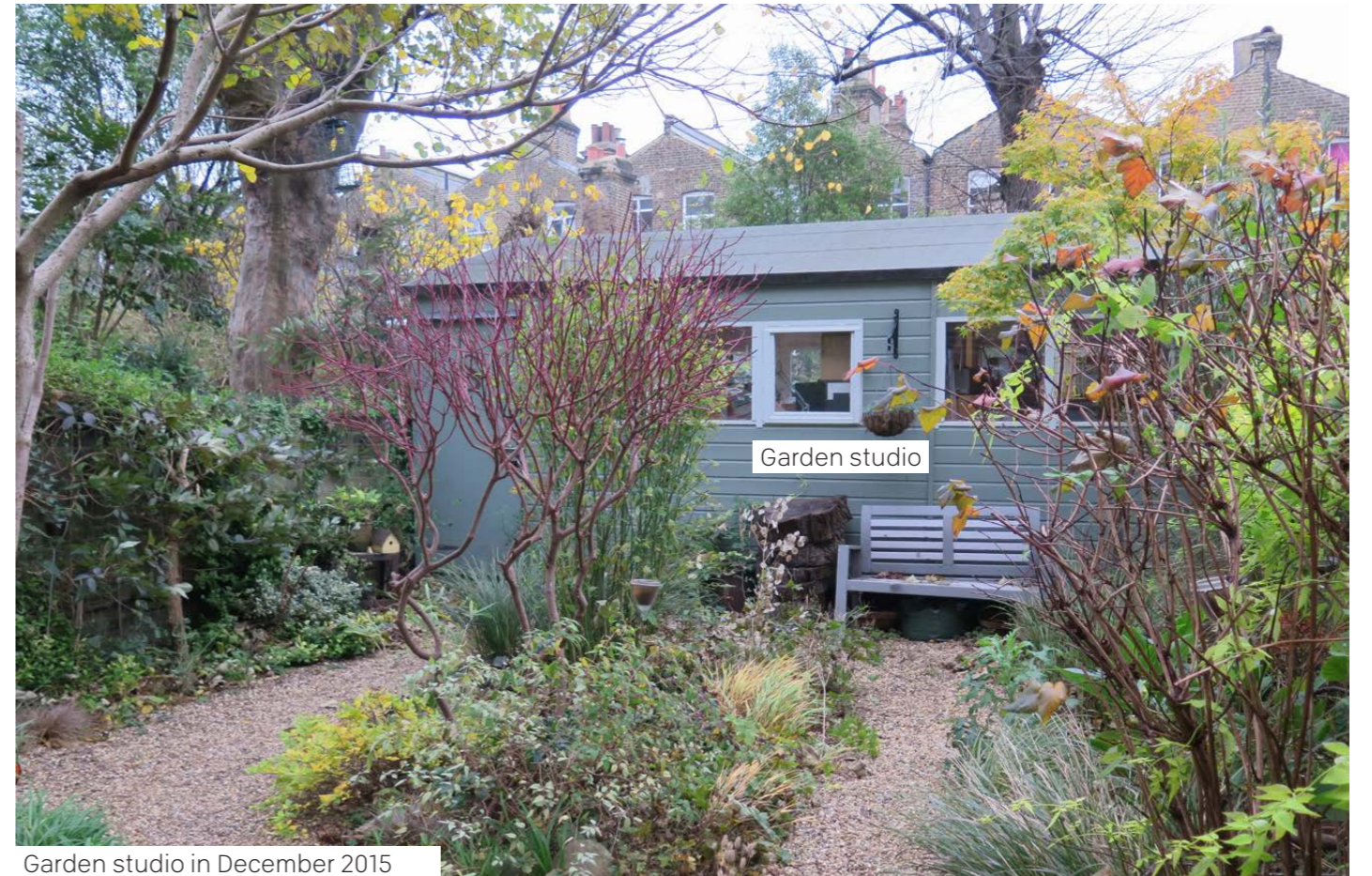
Garden studio, photo taken Dec. 2015





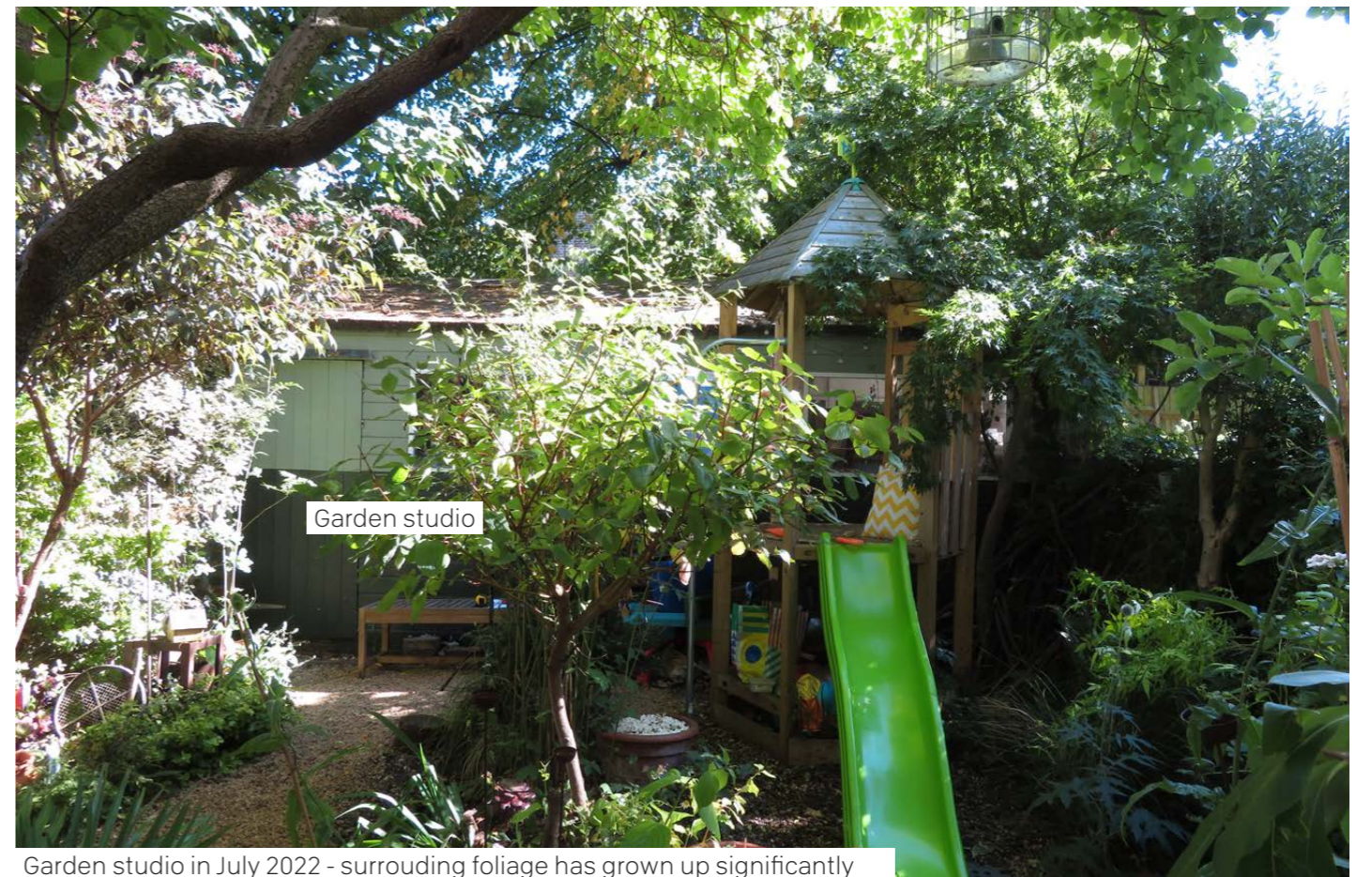
23 Ospringe Rd

Garden studio constructed 2013



Garden studio

Garden studio in December 2015

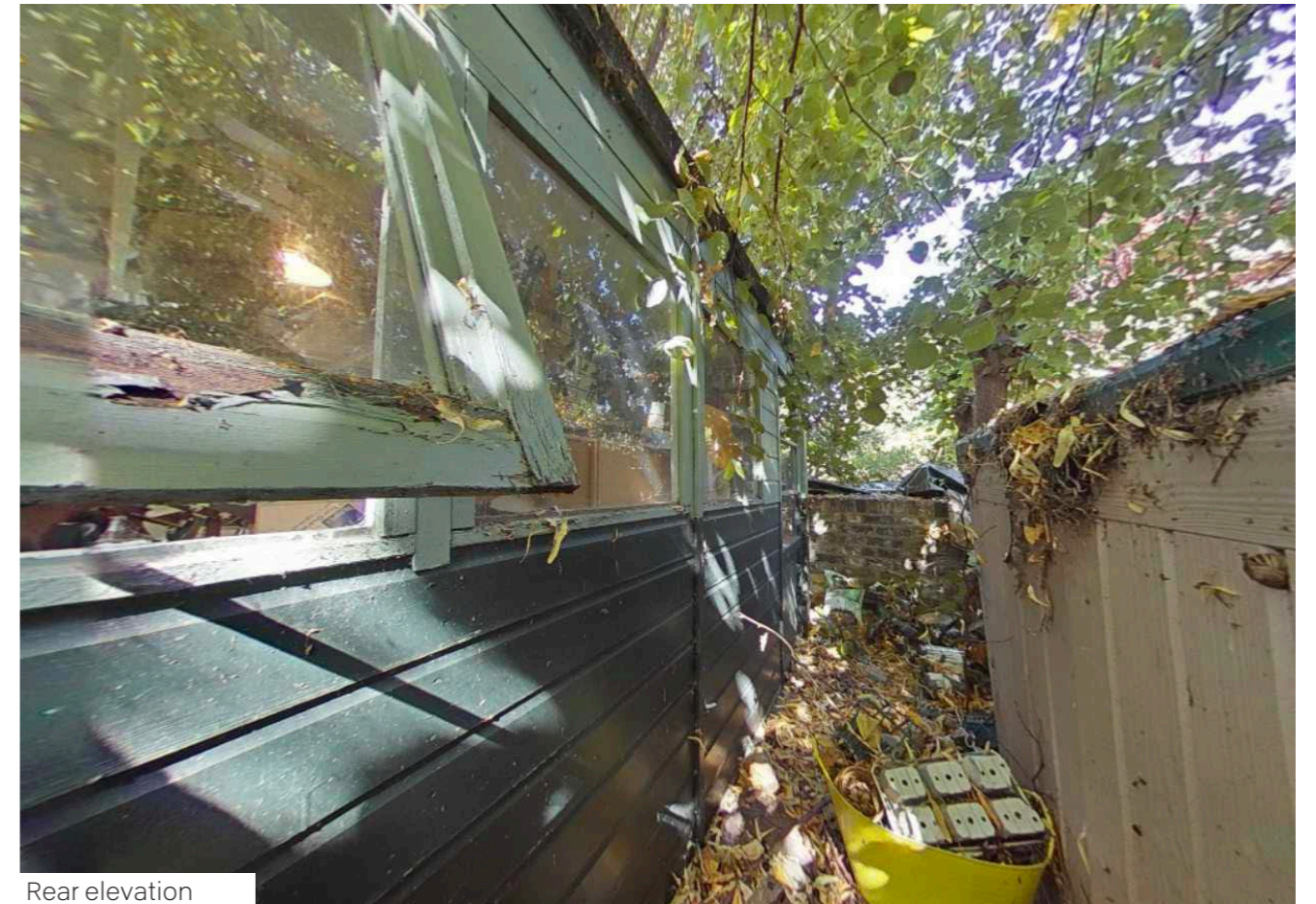


Garden studio

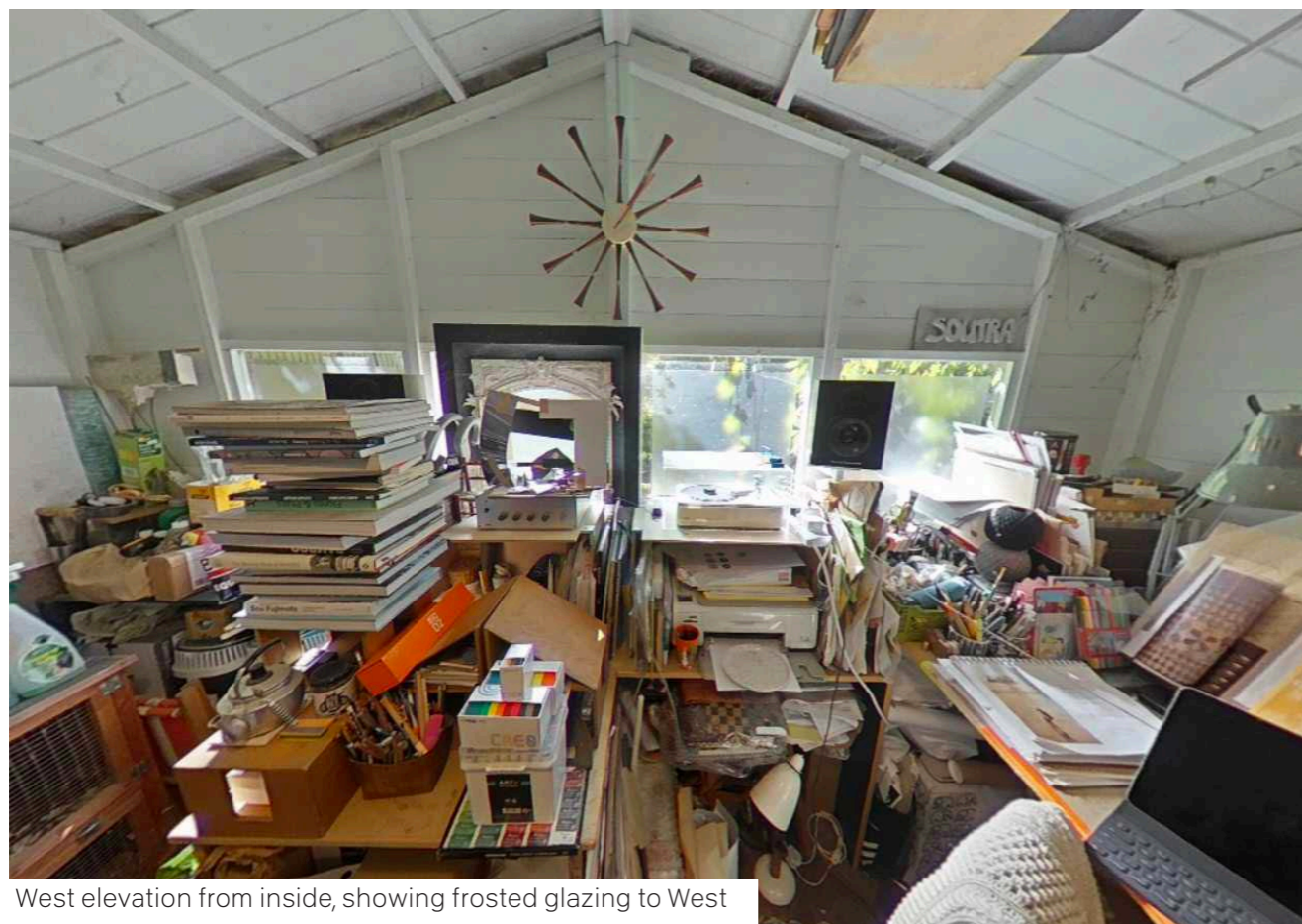
Garden studio in July 2022 - surrounding foliage has grown up significantly



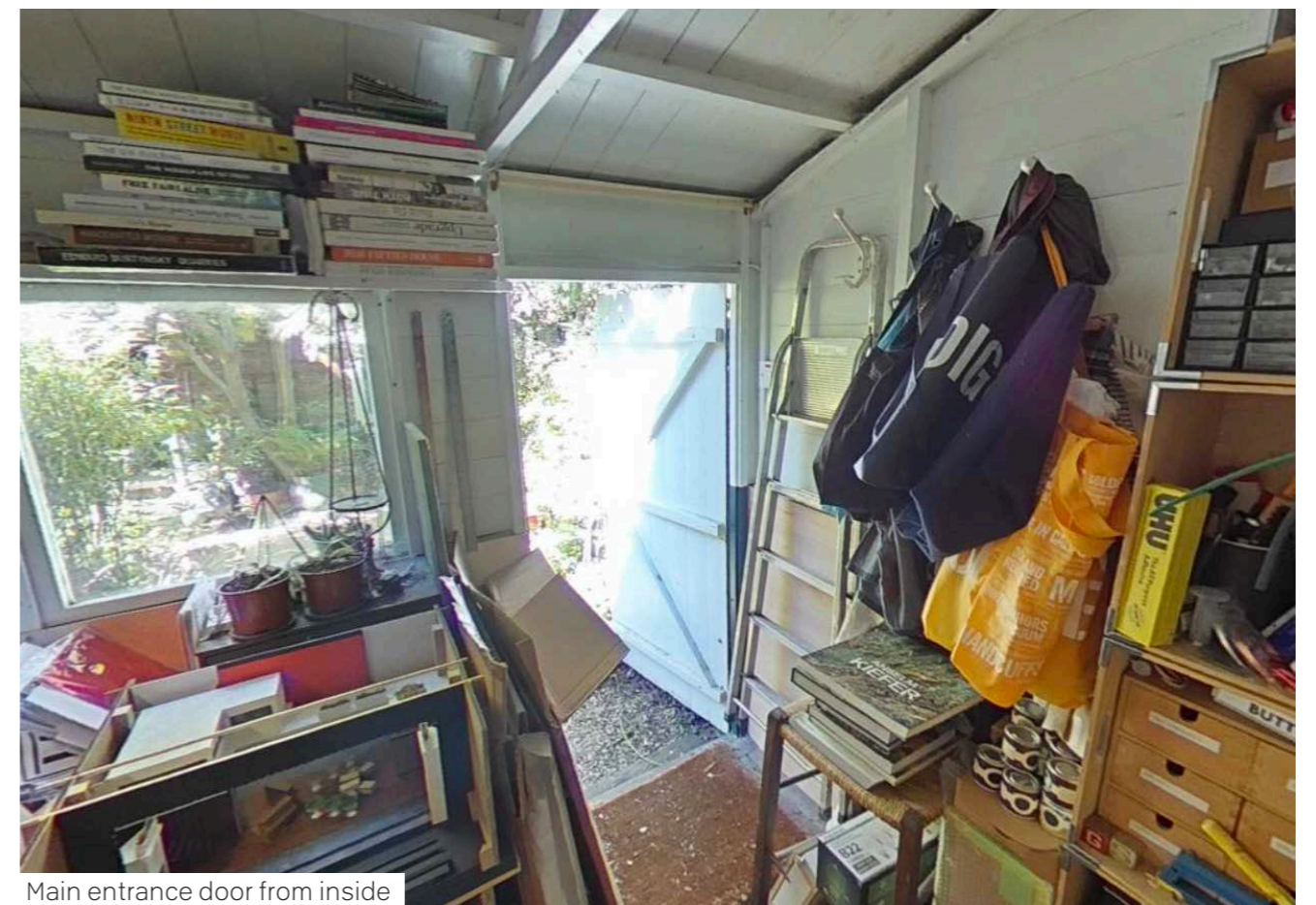
Front elevation



Rear elevation



West elevation from inside, showing frosted glazing to West



Main entrance door from inside

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