

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		30/09/2022	
		N/A		Consultation Expiry Date:		07/11/2022	
Officer				Application Number(s)			
Nathaniel Young				2022/3357/P			
Application Address				Drawing Numbers			
28 Parliament Hill London NW3 2TN				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Enlargement of garage fronting Nassington Road.							
Recommendation(s):		Grant Conditional Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses	3	No. of objections	3		
Summary of consultation responses:		<p>Press notice: 13/10/2022 – 06/11/2022 Site notice: 14/10/2022 – 07/11/2022</p> <p>Three objections were received from Flats 1 and 4 (and an unknown flat) within Oakford Court raising the following concerns:</p> <ol style="list-style-type: none"> 1. Complaint about garden/outbuilding works near party wall. 2. Complaint about works starting prior to permission being granted. 3. Object to the use of the pillar/party wall in garage development. <p><i>Officer response:</i></p> <ol style="list-style-type: none"> 1. <i>This application solely relates to the enlargement of the existing garage. Comments not related to the garage extension will not be taken into consideration. The outbuilding and associated garden works being referenced is permitted development (as confirmed by the lawful development certificate granted under application ref: 2022/1382/P). If there are any other unauthorised works (which are not permitted development), they should be reported to the Council's planning enforcement team.</i> 					

2. *The garage works have not commenced. The outbuilding works have lawfully commenced and are unrelated to the subject application.*
3. *The applicant has revised the proposal so the existing pillar/boundary wall is not incorporated in the development. It should be noted that there is no planning policy which prevents the use of a party wall in a development, and in any instance, party wall issues are not a material planning consideration. Such issues do not fall under planning regulations and fall under the Party Wall Act.*

Site Description

The site contains a four-storey mid-terrace single family dwelling (Class C3) with a rear garden and a garage with access fronting Nassington Road at the rear of the site. The application relates solely to the garage. The property (including the garage) is not listed but is located within the South Hill Park Conservation Area and the Hampstead Neighbourhood Plan area.

Relevant History

Site

2022/1382/P: Erection of studio outbuilding in rear garden. **Approved 10.06.2022.**

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development
D1 Design
D2 Heritage
T2 Parking and car free development

Camden Planning Guidance 2021

CPG Amenity
CPG Design
CPG Home improvements
CPG Transport

Hampstead Neighbourhood Plan 2018

DH1 Design
DH2 Conservation areas and listed buildings

South Hill Park Estate Conservation Area Statement 2001

Assessment

1.0 Proposal

1.1 Planning permission is sought for:

- Enlargement of garage fronting Nassington Road.

1.2 Revisions:

- Minor reduction in width and use of an independent pillar and wall (party wall/pillar is no longer incorporated into the development).

2.0 Assessment

2.1 The material considerations for this application are as follows:

- Transport
- Design and conservation
- Residential amenity

3.0 Transport

3.1 The existing small garage is located at the rear of the property and fronts Nassington Road. It is at the right hand side end of a group of 3 similar sized garages. The garage measures just 2.2m wide and the applicant states that this is insufficient to accommodate a modern vehicle and be able to get out of the doors comfortably. The existing garage suffers structural defects and is in need of repair.

3.2 The proposed garage would measure approximately 3.3m wide and is considered suitably wide to accommodate a modern vehicle and comfortably open the side doors. After amendments, the new garage wall would be independent of the existing boundary wall with its own separate pier.

3.3 The proposal should be capable of being carried out without requiring changes to the existing crossover or adjacent on-street Residents parking bay and street lamp column.

3.4 As such the proposal does not require any transport related conditions.

4.0 Design and Conservation

4.1 The extension is considered to be modest in nature, the garage would continue to be of an appropriate scale but now wide enough to facilitate a modern vehicle. There is an existing side gate next to the garage which provides access to the rear garden, this will be removed as a result of the development, garden access will be achieved via the new enlarged garage. This rationalises the quantity of entrances and improves security. New brickwork would appropriately match the existing garage. The design, scale, siting and materials of the proposal would be in keeping with the character and appearance of the host property and wider conservation area, and as such the character and appearance of conservation area would remain preserved.

4.2 In light of the above, the works would preserve the character and appearance of the host building and the conservation area. 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.

5.0 Residential amenity

5.1 It is not considered there would be any significant detrimental impact to residential amenity. The proposed garage extension would not be in close proximity to any neighbouring habitable windows.

6.0 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 6th March 2023, 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'.