

Delegated Report		Analysis sheet		Expiry Date:	01/04/2013
		N/A / attached		Consultation Expiry Date:	21/03/2013
Officer			Application Number(s)		
John Nicholls			2013/0774/P		
Application Address			Drawing Numbers		
37 Aberdare Gardens London NW6 3AJ			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey outbuilding within rear garden of the existing residential flats (Class C3).					
Recommendation(s):		Grant Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	24	No. of responses	02	No. of objections	02
			No. electronic	01		
Summary of consultation responses:	<p>A site notice was displayed on 20/02/2013 and a press notice on 28/02/2013. Two letters of objection were received and these are summarised as follows:</p> <p><u>Outbuilding</u></p> <ul style="list-style-type: none"> • Out building is out of proportion to its stated use, i.e. 24 sqm for shed/bike storage. • The provision of light and power is also unusual for a typical 'storage shed' and therefore there is a concern that the outbuilding is designed to increase the habitable area of the property. • The more sensible location to store bikes is at the side of the house rather than at the end of the garden. <p><u>Forecourt parking</u></p> <ul style="list-style-type: none"> • The provision of parking on the forecourt area (and cross over to access it) would create a detrimental visual impact on the street scene and the original integrity of the original appearance of this road and contrary to Council policies. • No. 31 submitted something similar which was tested at appeal in 1998 and the appeal was dismissed and therefore the Council should not depart from well established policy. 					
CAAC/Local groups* comments: *Please Specify	The South Hampstead CA does not have an associated CAAC.					

Site Description

The site is a large three storey semi-detached property located mid-terrace on the northern side of Aberdare Gardens. The property is divided into flats and has no front boundary wall and the front garden is nearly completely paved with hardstanding.

The property is not listed but does lie within the South Hampstead Conservation Area.

Relevant History

None

No. 19

PWX0002607 - Relocation of car parking space in the front garden area by the formation of a new area of hardstanding and the relocation of the vehicular access to the highway – Granted - 26/02/2003

No.23

2003/0400/P - The creation of a new vehicular means of access to the highway and the laying out of part of the front garden as a hardstanding for the parking of a single vehicle – Granted - 08/12/2003

No. 31

PW9802435 - Creation of a means of access to the highway and the formation of a hardstanding area to the front of the property for the parking of motor vehicles – Refused - 30/07/1998

PW9802924 - Creation of means of access to the highway and the formation of a hardstanding area to the front of the property for the parking of motor vehicles – Refused - 14/01/1999 – Appeal dismissed 05/11/1999

No. 42

PWX0202925 - Creation of new access to the highway in connection with the use of the west half of the front garden as a car parking space – Refused - 19/11/2002

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

South Hampstead Conservation Area Appraisal and Management Strategy 2011

Camden Planning Guidance 2011

NPPF - 2012

Assessment

Proposal

The proposal seeks to erect a garden outbuilding at the bottom end of the garden in timber with a dual pitched roof.

Amendments

The dropped kerb has been removed from the proposal after discussions with officers and a lack of beat count information with relation to the existing on-street car parking.

Design

The garden is 8.85m wide and 28.15m long (249sqm). The outbuilding measures 6m wide and 4m deep and 3.2m to the ridge of the pitched roof and covers 24sqm of garden which does not cover very much of the rear garden. The building is located 1.5m off the rear boundary and 1.3m off each side boundary.

The walls are timber and roof is to be roof felt. A new hedge is proposed between the out building and the rest of the garden and new path is also proposed along the length of the garden. Replacement trellis fencing will be erected on the rear boundary wall. The proposal is considered acceptable in terms of design and appearance and use of materials within a conservation area and therefore considered compliant with policies DP24 and DP25.

Amenity

The use of the outbuilding is ancillary to the residential use of the rest of the property. There are several small windows and a solid double door which also reduces the impact of any light pollution. There is a concern raised that the use will be converted to habitable space once approval is granted, however, should this be the case the Council could take action against such a use. Therefore, the proposal is not considered to raise any amenity concerns and is therefore considered to comply with policy DP26.

A condition will be added to ensure that the use is only as a shed / bike storage and won't be used for additional habitable accommodation.

Recommendation: Grant Planning Permission