

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		11/12/2012	
		N/A / attached		Consultation Expiry Date:		06/12/2012	
Officer				Application Number(s)			
Rachel Miller				2012/5579/P			
Application Address				Drawing Numbers			
7 Downshire Hill London NW3 1NR				Please refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single-storey outbuilding with sedum roof within rear garden of dwelling (Class C3)							
Recommendation(s):		Grant with conditions					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Site notice displayed from 31/10/2012 – 21/11/2012 Press notice displayed from 15/11/2012 – 06/12/2012 No responses received					
CAAC/Local groups* comments: *Please Specify		Hampstead CAAC – we are worried by the precedent that this would set. <u>Officer response</u> See assessment section 2.3 of report.					

Site Description

The site is located on the west side of Downshire Hill within the Hampstead Conservation Area. The building is part of an early 19th century, semi-detached pair of villas and is Grade II listed. single family dwelling house and is Grade II listed.

Relevant History

9300804 – Planning permission granted for erection of a single storey extension and glazed conservatory at rear ground level including roof alterations from pitch to flat and front door to form window. Approved 02/07/1993

9370131 – Listed Building Consent granted for demolition of a single storey rear extension including roof at first floor level and the erection of a rear extension and conservatory together with internal and external alterations. Approved 02/07/1993.

2004/0921/P Formation of new access from basement to rear garden; replacement of front basement window with new French doors to match existing; demolition of existing rear extension and replacement with a new conservatory and erection of a glazed side extension at 2nd floor level. Withdrawn 05/07/2004

2004/4073/P The excavation and enlargement of existing basement to the side and rear plus enlargement of existing front lightwell and replacement of front windows with French doors; demolition of existing rear extension at ground floor level and erection of new single storey extension plus removal of internal spiral staircase at lower ground and ground floor level. Withdrawn 20/12/2004

Relevant policies

Core Policies

CS5 Managing the impact of growth and development, CS14 Promoting high quality places and conserving our heritage and CS15- Open space and biodiversity

Development Policies

DP22- Sustainable design and construction, DP24 Securing high quality design, DP25 Conserving Camden's heritage and DP26 Managing the impact of development on occupiers and neighbours

Hampstead Conservation Area Appraisal 2001

Camden Planning Guidance 2011

London Plan 2011

NPPF 2012

Assessment

1.0 Proposal

1.1 Permission is sought for the erection of an outbuilding in the rear of the garden. It would measure 3.4metres by 5.6metres with a total floor area of 19sqm. The height of the outbuilding would be 2.8metres high.

1.2 The outbuilding would be clad with red cedar with timber doors and window frames. It would have a green sedum planted roof and is described as an “eco-building”.

2.0 Design

2.1 The property benefits from a good sized garden covering an area of 178sqm (front and back). The outbuilding would use suitable materials for this garden setting including red cedar cladding with a green roof.

2.2 Hampstead CAAC objects to the application on the grounds that it would set a precedent for other outbuildings in the area. Since the consultation, officers have negotiated revisions to the proposals involving the reduction in the size of the outbuilding. The original floorspace of the proposals was 28.86sqm and this has been reduced down to 19sqm. Each case is considered on its merits and a grant of permission would not preclude the Council objecting to an overlarge outbuilding in adjoining gardens.

2.3 The smaller size is considered appropriate for the location at the rear of the garden and would not harm the setting of the listed building nor the appearance of the conservation area. There will be no public views of the outbuilding given the high level of planting around the boundaries.

2.4 Given its size, appropriate natural materials and discrete positioning - the proposed outbuilding is considered to preserve the character and appearance of the host building, the rear gardens and the conservation area.

3.0 Amenity

3.1 Due to its location along the rear boundary, the proposed outbuilding would not result in a detrimental loss of daylight, sunlight or outlook to surrounding properties. The outbuilding would be the same height as the rear party fence. There may be some overshadowing to the rear gardens of 6 and 8 Downshire Hill but no windows of the adjacent dwellinghouses would be affected. The front elevation would face southeast into the garden of the application property.

3.2 It is therefore considered that the proposed outbuilding would not have a detrimental impact on the amenity of the neighbouring properties.

3.3 The structure which is being granted consent is for uses ancillary to 7 Downshire Hill and not as a self contained unit. It is recommended that an informative be added to the decision notice reminding the applicants of this.

4.0 Trees and green roof

4.1 There is a large mature tree at the rear of the site within 5 metres of the proposed outbuilding. The type of outbuilding proposed does not require conventional foundations and would be suspended above the ground on adjustable bearing shoes. The Tree Officer has commented on the proposals and requested that further details be submitted in the form of a method statement for the installation of the outbuilding which will ensure impacts on trees are minimised. It is recommended that this is dealt with by a condition.

4.2 It is considered that the green roof is a welcome feature and will add some ecological value to the development proposal. The proposed substrate depth would support the development of the plants and there is a sufficient mix of varieties proposed to give the green roof a better chance of survival. A

plan has been submitted as part of the application which gives suitable details of the maintenance of the sedum roof.

5.0 Recommendation

5.1 Approve with conditions

DISCLAIMER

Decision route to be decided by nominated members on Monday 10th December 2012.
For further information please click [here](#).