

Delegated Report		Analysis sheet	Expiry Date:	31/10/2012
		N/A / attached	Consultation Expiry Date:	15/11/2012
Officer			Application Number(s)	
John Nicholls			2012/4617/P	
Application Address			Drawing Numbers	
5 Perceval Avenue London NW3 4PY			See 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; and the addition of a rooflight to side roofslope of dwelling house.				
Recommendation(s):		Grant Planning Permission		
Application Type:		Householder Application		
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice		
Informatives:				

Consultations

Adjoining Occupiers:	No. notified	03	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	A site notice was displayed on 17/10/2012 and a press notice on 25/10/2012. No comments from adjoining neighbours have been received.					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Fitzjohn's / Netherhall CAAC have No Objection to this application.</p> <p>The Belsize Resident's Association have commented as follows:</p> <ul style="list-style-type: none"> We notice this application and do not object to it, our only comment is that the proposed outbuilding is large, and noted on the plans as a garage. We would request that any permission granted is to maintain this as a garage and not as an outbuilding for habitation / garden room / sleeping annexe which would have a detrimental effect of neighbouring amenity. 					

Site Description

The property is a large semi-detached house located mid-terrace on the north eastern side of Perceval Avenue and has a private access road at the rear which has various garages on it for other houses. The property is built over ground, first and second floor/roof level.

The property is not listed but does lie within the The Fitzjohn's / Netherhall Conservation Area and is considered to be a positive contributor to it.

Relevant History

None

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS13 – Tackling climate change through promoting higher environmental standards

CS14 – Promoting high quality places and conserving our heritage

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

DP23 – Water

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP32 – Air quality and Camden's Clear Zone

The Fitzjohn's / Netherhall Conservation Area Conservation Area Statement

Camden Planning Guidance 2011

NPPF – 2012

Assessment

Proposal

The proposal seeks to replace a small garden shed in the rear garden of the property with a larger garden building/garage with a green roof, and brick built seating area. A new rooflight is also proposed for the side elevation of the main roof of the property.

Amendments

The proposal to drop the sill of existing rear second floor windows to form French doors and erect a railing on the roof of the bow window at first and ground floor levels have been removed from the application.

Design

Garden Building

The proposal seeks to replace a 1.2 x 2m shed with a much larger garden building which incorporates a garage at the rear facing the private access road at the rear and storage shed at the front accessed through the garden.

The existing garden is 16.75m long and 10.75m wide (180 sq m). The proposal seeks to build a garage/storage shed which measures approximately 6.9m wide x 4.9m at its deepest point (approx 33.8sqm). The building has a garage elevation facing the access road with bi-folding timber doors across its opening. The rear boundary wall will continue across a further 3.5m to form a full width boundary, partially in brick and partially in timber garage door.

The garage structure slopes from right to left when viewed from the rear which continues across the 3.5m of rear boundary wall and drops from 2.9m down to 2m. This forms a shallow south facing slope on which the green roof will be located. The garage/shed shape in plan forms a sweeping curve across the front elevation which projects into the garden and then back towards the rear boundary wall forming a seating area 0.6m deep off the rear boundary and finally curves around onto the southern side boundary creating a garage and seating area across the full width of the rear of the garden.

The structure will occupy about a quarter of the rear garden size and is similar in size to other garages nearby but in a more interesting sinuous form. The neighbouring garage to the north measures 5.75m long on the adjacent boundary wall and the car port / garage to the south measures 5m in length. In the context of the numerous surrounding garages and sheds in rear gardens, it is considered that the new garage structure is appropriate in footprint and height and is not overtly prominent and bulky in the rear garden landscape. In response to the BRA comment, there is no reason to restrict it to solely carparking and no other ancillary accommodation for the house.

The garage will be built in reclaimed red brickwork with a copper coping and timber garage doors. The proposed design is considered to be in keeping with the character and appearance of the conservation area. Furthermore, the materials are considered to be high quality and suitable for the proposed works. The proposal is therefore in compliance with policies DP24 and DP25.

Sustainability / Green Roof

The rear garden area of these properties and those on Haverstock Hill which back onto the rear access lane is largely green in nature with large gardens and much in the way of vegetation.

The application proposes a green roof on the roof of the outbuilding. This is welcomed as it softens the impact of the proposal when viewed from the upper floors of neighbouring properties and encourages biodiversity into the area. In order to secure the provision of the green roof and a scheme of maintenance it is recommended that conditions are appended to any planning approval.

The proposed green roof is welcomed and adds a pleasant contrast to the existing garage roofs which are either located along the rear access road or within gardens. The green roof is therefore acceptable and is in compliance with policies DP23 and DP32.

Roof light

The roof light is considered acceptable in terms of design and use of materials. This will be conditioned to be a conservation style to keep it flush in the roof slope.

Amenity

The garage building creates no amenity issues. The roof light looks at a neighbouring section of sloped roof and sky, therefore does not create any amenity issues.

Recommendation: Grant Planning Permission

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