

Delegated Report		Analysis sheet		Expiry Date:	17/10/2012
(Members Briefing)		N/A / attached		Consultation Expiry Date:	27/09/2012
Officer			Application Number(s)		
Rachel Miller			2012/4064/P		
Application Address			Drawing Numbers		
47 Howitt Road London NW3 4LU			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Retention of 2x timber refuse enclosures to front garden and the formation of an opening in the wall for access to bin stores.					
Recommendation(s):		Grant			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	25	No. of responses	02	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	<p>2 letters of objection have been received from local residents.</p> <p>Summary of main points raised by local residents:</p> <p>1) The proposals are out of keeping with the area. Other properties have spoilt their walls.</p> <p>2) There is already a front door. The only reason to create a second front door would be to restructure the lower floor as a separate unit to be sold or rented.</p> <p>3) There are no other approvals for entrance doors of this type on this road</p> <p>4) Concern about over-density and noise</p> <p>5) Concern that by approving this application, it would set a precedent.</p> <p>6) An increase in density would contribute to parking issues</p> <p><u>Officer comment</u></p> <p>1) See assessment section of report (paragraphs 2.1 and 2.4)</p> <p>2) This application does not create a second front door and is for bin enclosures only.</p> <p>3) See point 2 above.</p> <p>4) This application refers to bin enclosures only and no further unit is being created as part of this application.</p> <p>5) See assessment section (paragraph 2.5)</p> <p>6) See point 4 above.</p>					
CAAC/Local groups* comments: *Please Specify	Belsize CAAC – no objection					

Site Description

The application site is a 3-storey Edwardian mid terrace property located on the east side of Howitt Road. It is divided into 3 flats. The building is unlisted, but it is located in the Belsize Park Conservation Area. The Belsize Conservation Area Statement considers 47 Howitt Road to be a building that makes a positive contribution to the area.

The property is bound to the front by a garden wall of approximately 70cm in height. The front garden area is hard surfaced and contains a light well with a metal grille which allows light to the windows in the basement.

Relevant History

2011/0945/P - Extension of existing basement to accommodate 2 bedrooms including creation of lightwells to front and rear and erection of single storey rear extension at ground floor level all in connection with existing flat (Class C3). Approved 18/07/11

2012/4390/P - Details pursuant to conditions 3 (railings) and 5 (landscaping) of planning permission granted on 18/07/11 (ref: 2011/0945/P for the extension of existing basement to accommodate 2 bedrooms including creation of lightwells to front and rear and erection of single storey rear extension at ground floor level all in connection with existing flat (Class C3).) Currently under consideration.

Enforcement

EN12/0394 1. Construction not in accordance with approved plans for 2011/0945/P- rear garden level raised, excessive height to extension. 2. Relevant planning conditions not discharged. 3. Damage caused to adjoining property. 4. Concerns re drainage

Relevant policies

LDF Core Strategy

- CS1 (Distribution of growth)
- CS4 (Areas of More Limited Change)
- CS5 (Managing the impact of growth and development)
- CS14 (Promoting high quality places and conserving our heritage)

Development Policies

- DP24 (Securing high quality design)
- DP25 (Conserving Camden's heritage)
- DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2006 and 2011

Belsize Conservation Area Statement 2003

Assessment

1.0 Proposal

1.1 Permission is sought for retention of two timber bin enclosures in the front garden area of 47 Howitt Road. There is one enclosure on either side of the bay window at ground floor level. The enclosure on the left side of the window measures 1350mm long by 740mm wide by 740mm high. The enclosure on the right side of the window measures 1700mm long x 590mm wide x 885mm high.

1.2 This application is assessed in terms of the visual impact of the bin enclosures on the host building and the Belsize Park Conservation Area.

2.0 Design

2.1 Many properties along Howitt Road have at least three bins which are often placed in the front garden and can look unsightly. The Applicant has tried to tidy up the front garden area by erecting the bin stores in timber with a clear lacquer finish. The bin enclosures are prominent from the street as they are higher than the front wall and a contrasting colour to the front wall. The Applicant has stated that the enclosures need to be high in order to accommodate the size and quantities of refuse bins for the three flats.

2.2 Officers have discussed the possibility of changing the material of the enclosure to brick in order to match the existing front wall however this would raise the height of the enclosure further. Also discussed was the possibility of planting a hedge behind the wall to hide the enclosures but this would block light to the basement flat through the lightwell.

2.3 A suitable solution to minimise the appearance of the enclosures would be to paint the timber a dark colour to match the wall. This would reduce the prominence of the enclosure. It is suggested that this is secured by condition.

2.4 There are no objections to the opening of the wall for access to the right hand bin enclosure. The Applicant has said this is to prevent occupiers of 47 Howitt Road walking across the lightwell for the basement flat to access the bin store. Concerns have been raised from neighbouring properties about the loss of the wall. Only part of the wall would be removed in order to provide access and the Applicant can do this without requiring planning permission.

2.5 A concern from neighbouring properties is that by approving this application for the timber bin stores it would set a precedent. Whilst the timber enclosures are not ideal in terms of design, they do shield the bins from views from the street and tidy the appearance of the front garden area.

2.6 The bin enclosures when painted are considered to be acceptable in terms of design and consistent with LDF policies CS14 (promote high quality places and conserve our heritage) and DP24 (high quality design). It is also considered that the positive contribution the building makes to the character of the area and character and appearance of the conservation area would be preserved in line with LDF policy DP25 (conserve Camden's heritage).

3.0 Recommendation

3.1 Grant conditional permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 12th November 2012.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>