

Delegated Report		Analysis sheet		Expiry Date:		16/10/2012	
		N/A		Consultation Expiry Date:		20/09/2012	
Officer				Application Number(s)			
Nicola Tulley				2012/3783/P			
Application Address				Drawing Numbers			
93 Stanhope Street London NW1 3LR				Site Plan; 00-001 93/SST; 00-002 93/SST; 00-003 93/SST; 00-004 93SST See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of rear garden patio and erection of rear outbuildings all in connection with existing maisonette (Class C3).							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Six neighbouring occupiers/owners were consulted. No letters of comment or objection have been received to date.					
CAAC/Local groups* comments: *Please Specify		No local groups have provided comment to date.					

Site Description

The application site relates to a ground and first floor maisonette within four storey residential block located on Stanhope Street on the junction with William Street. The surrounding area is characterised by similar council residential blocks with Netley Primary School opposite, currently under redevelopment.

The site is not within a designated area, nor does it relate to a listed building.

Relevant History

No relevant planning history.

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2011

Core Policies

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

Development Policies

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

Assessment

Proposal

The site as existing has not been subject to external alteration or extension: currently workmen are on site refurbishing the property. The applicant has proposed the provision of hardstanding in the rear garden to create a 1.4m deep, full width, patio connected with the main rear wall of the building and the erection of a single storey rear outbuilding which would be sited in the furthest end of the garden.

Design and appearance

The rear garden is approximately 8.75m in depth and the proposed single storey outbuilding labelled, removable hut, would be sited in the furthest part of the garden adjacent to the neighbouring boundary of Number 95. The form of the proposed outbuilding resembles a timber cart with: domed shape roof; four wheels; and external stair and would be approximately 2.4m long by 1.4m in width. A separate storage unit is proposed in the opposite corner and would be triangular in shape 1m x 1m.

Camden Planning Guidance 1 'Design' provides guidance on garden buildings and other structures in rear gardens. The guidance notes that these structures can have a significant impact upon the amenity, biodiversity and character of an area and could intensify the use of the rear garden area if used for purposes other than storage. CPG1 provides guidelines as to how these buildings should be designed, taking into account: siting, location, scale, and design is visually subordinate to the host garden; open character and neighbouring garden amenity; use of soft landscaping; building heights maintain visibility over garden walls; materials which complement the host property. Furthermore, supporting policy DP24 of Camden's LDF seeks to ensure that all extensions and alterations to existing building in the borough are of the highest standard of design with consideration given to: character, setting, context, scale and form; character and proportions; quality of materials; provision of appropriate amenity space.

Following site inspection, officers consider that the size and scale of the garden structures when viewed in relation to the rear garden and host building would not be detrimental to the character and appearance of the building, in accordance with policies: CS14 & DP24 of Camden's LDF. The proportion of hard landscaping proposed in the rear garden is not considered excessive however, it is recommended that permeable paving is installed in conjunction with the Council's aim to minimise surface water runoff in accordance with policies: CS13; DP22 & DP23 of Camden's LDF.

Amenity

In consideration that the garden storage unit would not be higher than the boundary fence of 1.5m it should not cause harm to neighbouring amenity. The highest part of the cart would be 2.4m in height and would not rise above the rear brick wall. Neighbouring property Number 95 has an existing rear garden shed also in close proximity to the boundary of the application site as such; it is not considered that the structure would harm the neighbouring amenities of neighbouring occupants.

The siting of the proposed garden structures would not remove existing mature vegetation and should therefore

not harm the character and appearance of the rear gardens of Stanhope Street.

Conclusion

The proposed garden structures and hard landscaping in the rear garden are considered acceptable in relation to policies: CS13; CS14; DP22; DP23; DP24; & DP26 of Camden's LDF.

Recommendation

Approve planning permission subject to condition.

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