

Delegated Report		Analysis sheet		Expiry Date:		12/10/2012	
		N/A / attached		Consultation Expiry Date:		25/09/12	
Officer				Application Number(s)			
Rachel Miller				2012/4356/P			
Application Address				Drawing Numbers			
90 Canfield Gardens London NW6 3EE				Site Location Plan; Drawing No(s) (Prefix 2376/8/33) 4 of 5, 3 of 5, 1 of 5, 2 of 5, 5 of 5			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
The demolition of the existing and the erection of a new garage with pitched roof and new fencing to the front elevation level in connection with existing residential dwelling (Class C3).							
Recommendation(s):		Granted					
Application Type:		Full Planning Permission					
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:		Press notice: 13/09/12 – 04/10/12 Site notice: 07/09/2012 – 04/10/2012 No objections received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		No CAAC or statutory local groups.					

Site Description

The site is located on the north side of Canfield Gardens and contains a large 3-storey dwelling with three flats. To the west of number 90 Canfield Gardens, between numbers 90 and number 92, are two garages; one attached to number 90 and a separate, detached garage that also belongs to number 90 Canfield Gardens. The detached garage measures 8.2m x 4.3m x 3m (to the top of the ridge). To the rear of the detached garage is an electricity sub-station. The garage is located 1 metre away from the boundary with number 92 Canfield Gardens.

The property is not listed, but is located within the South Hampstead Conservation Area.

Relevant History

2006/3868/P - Excavation to create enlarged basement including addition of glazing at rear basement level, erection of a single-storey rear conservatory and single-storey extension to accommodate a garage both at ground floor level, installation of a glass canopy over the front door, erection of a balcony at rear ground floor and alterations to fenestration (all works except excavation of basement certified as permitted development by certificate issued 26/07/06 (2006/1933/P). *Granted 31/10/2006*

2009/3296/P - Retention of sliding gate and erection of dwarf wall with railings following removal of existing railing at front boundary of dwelling house (Class C3). *Granted 09/11/2011*

2011/4955/P - Erection of a metal railing to side boundary with 88 Canfield Gardens to dwelling house (Class C3). *Granted 16/12/2011*

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

Camden Planning Guidance 2011

South Hampstead Conservation Area Statement

Assessment

The Applicant seeks to rebuild the detached garage to the west of the house and erect new fencing in front of the garage.

Conservation area consent is not required for the demolition of the garage as it does not exceed 115 cubic metres (it is approximately 105sqm).

The garage would be approximately 1.2metre higher than the existing garage. The raised height of the garage does not raise any residential amenity issues in terms of loss of light as 92 Canfield Gardens does not have any side windows and there is not a substantial increase in height. The footprint of the garage would be smaller than existing and would measure 4.8m x 6.45m x 4.4m (at the ridge). It would sit with the same 1 metre gap to the boundary of 92 Canfield Gardens as the existing garage. The design of the proposed garage matches the design of the garage attached to 90 Canfield Gardens (given permission under ref 2006/3868/P) with a pitched roof and brickwork.

The Applicant has been in contact with the owner of the electricity sub-station that is located immediately to the rear of the garage and will be liaising with them in relation to the build and maintaining access to the sub-station.

The fence between the driveway for the detached garage and the driveway outside number 90 Canfield Gardens would be removed and both areas would be newly paved. The Applicant proposes to demolish the existing wall outside the detached garage and erect a new fence with brickwork and railing which would match the railings erected outside the house (given permission under ref 2009/3296/P).

The proposed changes are considered acceptable in terms of design and amenity and comply with Camden's core strategy and development management policies, in particular policies DP24 and DP26.

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