

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	24/09/2012
		N/A / attached	Consultation Expiry Date:	14/09/2012
Officer			Application Number(s)	
Connie Petrou			2012/3999/P	
Application Address			Drawing Numbers	
51 Dartmouth Park Road London NW5 1SL			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of a bin and bike store in front garden of dwelling house (Class C3).				
Recommendation(s):		Grant		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	01	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>No. Electronic 00</p> <p>Press notice displayed Press advert displayed</p> <p>68 Dartmouth Park Road</p> <p>This is an appalling idea, as there is not any space at the sides of the house.</p> <p>The frontage would be spoiled.</p> <p>Dwelling has side access to garden, and provision could instead be made there.</p> <p>Plan should be rejected.</p> <p>Officers response: see paragraph 2.5</p>					
CAAC/Local groups* comments: *Please Specify	No comments received					

Site Description

The site is a detached house located on the southern side of Dartmouth Park Road on the corner of Dartmouth Park Road and York Rise. The building is not listed but is located within the Dartmouth Park Conservation Area.

Relevant History

2011/5222/P - Installation of a bin and bike store in front garden of dwelling house (Class C3) – Refused

Reason for refusal:

The proposed bike and bin store due to its height, scale, location and detailed design would harm the character and appearance of the host building, streetscene and Dartmouth Park Conservation Area contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the Camden Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camdens Heritage) of Camden's Development Policies of the Adopted Camden Local Development Framework.

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

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 2011

Dartmouth Park Conservation Area Statement

Assessment

1.0 Proposal

1.1 It is proposed to erect a bin and garden store on either side of the entrance gate and behind the front boundary wall. The storage areas will have stone flagged roofs, walls comprising concrete copings on white painted rendered brick. Timber doors are proposed for the garden store the bin store will remain open. Some excavation on the inside of the boundary wall is proposed in order to accommodate the new structures in this location. The structures would measure approximately 1.1m in height, 2.25m in length and 0.8m in width.

1.2 This application has been submitted following the refusal of a previous scheme for a bin and bike store ref:2011/5222/P (see planning history). The reason for refusal related to the height and location of the bike store which was proposed on the left hand side of the front garden, aligned with the boundary wall. The structure proposed measured 1.64m in height, 4.0m in length and 0.83m in width. The bike store will no longer be accommodated in the front garden as proposed in the previous application.

2.0 Design

2.1 LDF policy DP24 states that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportions of the existing building. DP25 states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Camden Planning Guidance (CPG) states that '*design should positively enhance the character of existing buildings on site and other buildings immediately adjacent and in the surrounding area*'.

2.2 The Dartmouth Park Conservation Area Statement (DPCAS) states that: '*High quality design, appropriate scale, form and materials and high quality execution will be required of all new development, which can harm the character and appearance of the area to an extent belied by their individual scale*'.

2.3 The subject site is identified in the Dartmouth Park Conservation Area Statement as making a positive contribution to the conservation area and maintains a largely original and symmetrical stucco and brick front façade. The front garden is landscaped and open in nature, bordered by a 1.1m high boundary wall consistent with the prevailing character of the area.

2.4 The design of front gardens and forecourt areas has a large impact on the character and attractiveness of an area and in particular the streetscene. CPG states that '*development in gardens should not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area*'.

2.5 The current proposal shows the new bin and garden store to be entirely concealed behind the existing 1.1m boundary wall. The design is simple with a stone flagged roof used to soften the visual impact of the structure and the use of render will help it relate to the existing building and surrounding properties. The storage areas would be subordinate to the host building with their height being constrained by the height of the boundary wall. It is of modest depth (0.8m) in relation to the existing three storey building, and would allow for the retention of a reasonably sized garden.

3.0 Amenity

3.1 The proposal would not result in a reduction of sunlight, daylight, outlook or privacy to the neighbouring property.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 24th September 2012.
For further information please click [here](#).