

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		25/04/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		04/04/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freeney				2012/1236/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
6 CAROL STREET LONDON NW1 0HU				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of raised timber decking, 60cm in height from ground level within rear garden of single dwelling house (Class C3)							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>02</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Letters to adjoining occupiers: No comments received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A					

## Site Description

The site is located on the north side of Carol Street; it comprises a 3 storey mid terrace property.

The site is not listed, and is not within a conservation area.

## Relevant History

2011/5939/P - Erection of single storey rear extension with two rooflights in connection with existing dwellinghouse (Class C3). *(Certificate of Lawfulness) Approved 25/01/2012*

## 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

## Assessment

### Proposal:

Permission is sought for the installation of raised timber decking at the rear of the property and an increase in the height of part of the boundary walls.

### Assessment:

The area covered by the decking would measure approximately 3.5m x 4.5m, it would be raised of the ground by 60cm.

The proposal is considered to be acceptable, approximately 50% of the garden area would remain uncovered by the decking and given the low height it is not considered that the decking would have a detrimental impact on the rear elevation of the host building, nor would it be visible from the surrounding area.

In order to minimise the level of overlooking it is proposed to raise the height of the boundary wall to 2m (up from 1.5m) along the length of the decked area. This is considered to be an appropriate solution and it is not considered that the scheme would result in harm to the amenity of adjoining neighbours.

The proposed increase in wall height would be permitted development under Class A of Part 2 of the General Permitted Development Order 1995 (as amended) as it would be 2m in height and not fronting a highway.

### Recommendation: Grant Planning Permission

### Disclaimer

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