

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		02/04/2012	
		N/A / attached		Consultation Expiry Date:		16/03/2012	
Officer				Application Number(s)			
Eimear Heavey				2012/0777/P			
Application Address				Drawing Numbers			
Cumberland Lawn Tennis Club, 25 Alvanley Gardens and Hampstead Cricket Club, Lymington Road LONDON NW6 1JD				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single-storey storage facility (following removal of existing single-storey storage facility).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	179	No. of responses	03	No. of objections	03
				No. Electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 21/02/2012 until 13/03/2012</p> <p>3 Letters of objection were received, from the occupants of 4 and 9 Alvanley Gardens and from 42 Crediton Hill. The concerns raised were as follows:</p> <ul style="list-style-type: none"> • Lack of consultation; • 86% increase in storage space has not been not justified; is there a need for it? • Encroachment on the open space <p><u>Response:</u> Please see assessment section of report for further comment.</p>					
CAAC/Local groups* comments: *Please Specify		No reply to date.					

Site Description

The application site comprises Cumberland Lawn Tennis Club and Hampstead Cricket club which is situated west of Finchley Road. The site is a designated area of Private Open Space but is not located within a Conservation Area. This application specifically relates to an existing storage shed in the western corner of the grounds, next to the existing stand and changing rooms.

Relevant History

2008/5658/P: Planning permission granted in January 2009 for the retention of storage shed and metal portacabin container in south eastern corner of site in connection with existing use as a sports ground.

PW9702721: Planning permission granted in March 1998 for the installation of external floodlighting to 3 existing tennis courts at south end of site.

Relevant policies

London Borough of Camden Local Development Framework

Core Strategy Policies

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS8 – Promoting a successful and inclusive Camden economy

CS10 – Supporting community facilities and services

CS14 – Promoting high quality places and conserving our heritage

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

CS16 – Improving Camden's health and well-being

CS19 – Delivering and monitoring the Core Strategy

Development Plan Policies

DP15 – Community and leisure uses

DP22 – Promoting sustainable design and construction

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP31 – Provisions of, and improvement to, open space and outdoor sport and recreation facilities

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

Assessment

Proposal

Planning permission is sought for the erection of a single-storey storage facility (following removal of existing single-storey storage facility). The existing shed would measure 4.7m (width) by 5.6m (length) by 3m (height). The proposed shed would measure 8.2m (width) at its widest narrowing to 2.4m by 8.8m (length) by 3m (height).

Consultation

An objection has been made regarding the fact that no neighbour notification letter was sent to the property of 9 Alvanley Gardens despite the fact they are directly opposite the site. It is noted that the property 9 Alvanley Gardens is not directly opposite the application site and is approx 150 metres from the application site. A site notice was displayed advertising the application (which is statutory) and is in order to alert those people who do not have a direct boundary with the site of planning proposals. It is also noted that this objector came in to the Council offices last week (Tuesday March 13th at 12pm) and viewed the plans with the duty planner.

Main planning considerations

Impact of the proposal on the area of open space; and

Impact of the proposal on neighbour amenity.

Assessment

Core Strategy Policy CS15 states that the Council will continue to protect existing outdoor sports facilities (both public and private) and will encourage the improvement of existing facilities.

Objections have been received regarding the 'need' for a larger storage shed in this location, however the

applicants are not under any policy obligation to state why they 'need' a larger shed of 52sq metres as opposed to 28sq metres and none has been stated in the applicants design and access statement. The main planning considerations will relate to design and amenity. However in terms of Policy CS15, the proposed storage shed is considered to improve the existing facilities of the sports ground.

The existing shed is stand alone and covers an area of approximately 28sq metres. The proposed storage shed will be the same height as existing will cover an area of approximately 52sq metres and will adjoin the changing rooms. The shed will be triangular shaped in order to maximise space and follow the site boundary and will incorporate a double 'up and over' garage door along with a separate entrance door.

An objection has been received which states that there are no dimensions on the drawings, however this is untrue as all dimensions are shown on the drawings. An objection was also submitted on the grounds that the larger shed is encroaching on an area of open space, however it is considered that the small amount of available space that will be taken up by the new storage shed is not exactly useable for cricket purposes as it is in a corner of the grounds and is mainly a mix of hardstanding and flower beds.

It is acknowledged that the proposed shed will be larger than the existing shed however it will be constructed in a similar position at the same height along with the fact that it will be constructed in materials to match existing is considered to be acceptable and in no way detracts from the area of private open space. The new storage shed will continue to relate to the changing rooms and will be easily accessed from the playing fields. The proposal is therefore considered to be in accordance with Policy DP24 of the LDF.

The Councils landscape officer has been consulted on this application and has no objection.

The proposed shed will be no higher than existing and will not have any windows facing in the direction of neighbouring properties and as such there will be no issues in terms of overlooking or loss of privacy. Furthermore, although the shed will be larger than the existing shed, it will not be easily visible from neighbouring properties and will not result in any loss of daylight or sunlight to these properties.

Conclusion

The proposed replacement storage shed, albeit slightly larger than the existing shed is considered to be acceptable and would not detract from the overall appearance of the private open space. The shed is also considered to be acceptable in terms of neighbour amenity and will not result in any overlooking, loss of privacy or loss of sunlight or daylight.

Recommendation: Grant planning permission.

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