

Delegated Report		Analysis sheet		Expiry Date:		20/07/2011	
		N/A		Consultation Expiry Date:		30/06/2011	
Officer				Application Number(s)			
Jenna Litherland				2011/2108/P			
Application Address				Drawing Numbers			
11 Woodchurch Road London NW6 3PL				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single-storey outbuilding in the rear garden of an existing nursery (Class D1) (following demolition of existing outbuilding).							
Recommendation(s):		Grant conditional permission subject to a S106 agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	21	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 03/06/2011 until 24/06/2011. Advertised in the Ham and High Newspaper 09/06/2011. No representations received at time of drafting.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

The application site comprises a two storey detached building with loft accommodation on the southern side of Woodchurch Road, originally used as residential but has been occupied as a nursery since 1941. The building has been extended at ground floor level to the rear and there is currently an outbuilding in the rear garden. The site lies within South Hampstead Conservation Area.

The property is in use as a nursery (D1).

Relevant History

2004/3588/P: Erection of a single storey nursery outbuilding to replace existing stores in rear yard.
Application withdrawn 18/10/2004

Relevant policies

LDF Core Strategy and Development Policies

CS5: Managing the impact of growth and development
CS11: Promoting sustainable and efficient travel
CS13: Tackling climate change through promoting higher environmental standards
CS14: Promoting high quality places and conserving our heritage
CS15: Protecting and improving our parks and open spaces & encouraging biodiversity

DP15: Community and leisure uses
DP16: The transport implications of development
DP24: Securing high quality design
DP25: Conserving Camden's heritage
DP26: Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2006

Updated Camden Planning Guidance 2011

CPG 1 – Design
CPG3 - Sustainability

South Hampstead Conservation Area Statement

Assessment

Proposal

Planning permission is sought for the erection of a single storey outbuilding to the rear of the property. The proposed outbuilding has an approximate width of 14m, a depth of 5.8m and a flat roof with a height of 3.2m. It would be constructed in brickwork to match that of the existing house. The outbuilding would have windows and door on the eastern and southern elevations. The outbuilding would be situated on the boundary with no. 13. It would be located 8.4 metres from the boundary with no.9 and 16.5 metres from the rear boundary of the site. The proposed outbuilding would be used as a nursery room.

Design

The proposed outbuilding will not be visible from the public realm, however it will be visible from the gardens of the neighbouring properties. There are a number of structures and outbuildings in the surrounding gardens, including at no. 13 which has a similar outbuilding which has a smaller footprint than the proposed extension but a greater height of 4.1 metres. Outbuildings at neighbouring properties ensure that the outbuilding would not appear out of character. The outbuilding is large in terms of footprint, however, given that it is located in a large garden and its relatively modest height in comparison to the outbuilding at the neighbouring property it will have minimal visual impact and will be visually subordinate to the host property and garden. The outbuilding will be constructed in brick to match the brickwork of the existing house. Originally it was proposed that the windows and doors would have UPVC frames. This is not considered acceptable in a Conservation Area. Therefore, the case officer negotiated that the windows and doors would have timber frames. It is considered

that the outbuilding would not have an oppressive height or a bulky appearance when viewed from neighbouring properties.

Green roof - Policy DP22 states that schemes must incorporate green or brown roofs and green walls wherever suitable. Due to the number of environmental benefits provided by green and brown roofs and green walls, where they have not be designed into a development the Council will require developers to justify why the provision of a green or brown roof or green wall is not possible or suitable. Originally it was proposed that the outbuilding would have a blank flat roof. During the course of the application the case officer negotiated the inclusion of a green roof. This ensures that the outbuilding will have a softer more natural appearance when viewed from the upper floor levels of the neighbouring properties. The roof will be extensive green roof with a gravel perimeter. The installation of the green roof is considered acceptable in design terms. In terms of biodiversity the roof could potentially slow down run off and improve habitat for plants, invertebrate and associated bird species. This is considered acceptable.

Amenity

The nearest neighbour is located at no. 9. The outbuilding is located 8.4 metres from the shared boundary with no. 9 which is formed by a boundary wall 2 metres high and mature vegetation. The outbuilding is located over 20 metres from the dwelling at no. 9 and the boundary treatment between the properties would prevent any overlooking of the garden area. The outbuilding is located 16.5 metres from the rear boundary of the garden and it is considered that it would impact on the amenity of occupiers of properties to the rear on Acol Road. No. 13 is used as a nursery (D2).

Extension to community facility

Policy DP15 encourages the provision of community facilities provided that the travel demand associated with the development would not harm the existing transport system. New community/ leisure uses should be: close to the community they would serve; accessible by a range of public transport modes in particular walking, cycling and public transport; and located in the Central London Area or in the Town Centres of Camden Town, Swiss Cottage/ Finchley Road, Kilburn, West Hampstead or Kentish Town if they are expected to attract large numbers of visitors. In this regard the modest extension to an existing community facility is supported by DP15.

Transport

The site is in a densely-populated urban area with large amounts of family accommodation and other nurseries/school and there is little scope for short term parking on the surrounding streets. It is proposed that the number of staff will increase from 25 full-time and 13 part-time to 27 full-time and 17 part-time. The number of children will increase from 72 to 88. The proposed increase in persons travelling to the nursery has the potential to have a significant impact on school run traffic locally, in particular due to the young age of the nursery children who may not be in a position to walk to the site.

Policy DP16 seeks to encourage all development to consider the use of sustainable transport means and to encourage this use by way of travel plans. There is a range of transport options to access the site including rail, bus and bicycle. Given the range of transport options it is not likely that all children and staff will arrive at the same time and the children will arrive by a variety of means of transport thereby spreading the load around the transport network. Nevertheless, in order to ensure that the development integrates with the transport network and supports walking, cycling and public transport a Green Travel Plan is necessary in this instance and should be secured by Section 106 Legal Agreement.

Conclusion

The proposed outbuilding is considered to be actable in terms of design, amenity and transport.

Recommendation: Grant conditional permission subject to a S106 agreement

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