

Delegated Report		Analysis sheet		Expiry Date:		05/01/2012	
		N/A / attached		Consultation Expiry Date:		08/12/2011	
Officer				Application Number(s)			
Fergus Freeney				2011/5562/P			
Application Address				Drawing Numbers			
31A OPPIDANS ROAD LONDON NW3 3AG				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of garden building to replace existing shed to rear garden of flat (Class C3).							
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	14	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Consultation letters sent out to adjoining neighbours – 1 letter of support received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		No CAAC or statutory local groups.					

Site Description

The site is located on the south side of Oppidans Road, it comprises a four storey semi detached property.

The site is not a listed building, nor is it located within a conservation area.

Relevant History

No relevant history.

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 replacement of an existing garden shed with an enlarged outbuilding.

Assessment:

The existing garden shed measures approx 3m in length x 2m in width x 2.3m in height, the proposed would measure 4m in length x 4.3m in width x 2.9m in height. It would be a lightweight structure clad in western red cedar wood.

The proposal is considered to comply with Camden Planning Guidance which advises that developments in rear gardens should ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to the host garden.

Although the proposed outbuilding would be larger than the existing shed it would remain visually subordinate to the host garden and it is considered that it's siting, location and scale is appropriate.

It is set at the end of the garden, adjacent to a high rear boundary wall and would not have any impact upon the amenity of adjoining neighbours in terms of outlook, overlooking or loss of sunlight/daylight.

There is an adjoining cherry tree in the neighbouring garden, given the lightweight structure and that it is replacing an existing structure it is not considered that the proposal would have an impact upon the tree.

Recommendation: Grant Planning Permission.

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