

<b>Delegated Report</b> (Members Briefing)		Analysis sheet		Expiry Date:		21/12/2011	
		N/A		Consultation Expiry Date:		01/12/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Nicola Tulley				2011/5264/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
91 Redington Road London NW3 7RR				See draft 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>							
Erection of brick outbuilding in rear garden for use as yoga studio for purposes ancillary to existing single family dwelling-house (Class C3).							
<b>Recommendation(s):</b>		Grant conditional planning permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	06	No. of responses	01	No. of objections	01
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed from 02/11/2011 to 23/11/2011. Press notice of the application was advertised on 10/11/2011. No letters of comment or objection were received from neighbours.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Redington/Frognaal CAAC raised objection to the applicants proposals stating insufficient information had been submitted to determine the proposal.					

## Site Description

The subject site is a two storey detached dwelling-house located towards the northern end of Redington Road and within Redington/Frognaal conservation area. The dwelling-house is not listed but is noted as being a positive contributor in the conservation area.

## Relevant History

2009/5735/P: Granted, Revision to planning permission dated 28/05/2009 (2009/1180/P) for the erection of a wooden shed in rear garden of single dwelling house, namely, extending side for additional storage and alterations to fenestration details.

2009/1180/P: Granted, Erection of a wooden shed in rear garden of single dwelling.

2004/2903/P: Granted, Replacement of side garage by new single storey side extension comprising garage and family room (as a renewal of planning permission Ref. PW9802916 dated 06/09/1999).

PW9802916/: Granted, Replacement of side garage by new single storey side extension comprising garage and family room, As shown on drawing numbers; A1/OLL2/SD01, 02; A1/OLL2/PP201A, 202B.

PW9802916R1: Withdrawn, Erection of side extension housing swimming pool, store and garage. (Plans submitted)

PW9903015: Refused, Replacement of an existing front dwarf wall, by a new two metre high brick wall with Oak panel gates, As shown on drawing numbers; 007.

23809: Granted, Erection of a single storey rear extension.

34477: Granted, Conversion of No. 91, Redington Road, Hampstead, into two self-contained flats and one self-contained maisonette. I have to inform you that this decision is without prejudice to the Council's powers under Part V of the London Building Acts (Amendment) Act, 1939.

## Relevant policies

### The London Plan: Spatial Development Strategy for Greater London: 2011

#### LDF Core Strategy and Development Policies 2010

##### Core 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

CPG1 Design

Redington/Frognaal conservation area appraisal and management plan

## Assessment

The subject site has planning permission, reference 2009/5735, for a wooden outbuilding. The current proposal has requested planning permission for a brick built outbuilding of similar dimensions for the use of a yoga studio, ancillary to the enjoyment of the existing dwelling-house.

### Amendments:

A plan was requested which identified the location of the proposed outbuilding in relation to the site boundaries. The size and scale of the proposed outbuilding was deemed excessive in relation to its proposed use, amendments were sought and received on the 8<sup>th</sup> December 2011 which reduced the size of the outbuilding to its previously approved dimensions.

### Proposals:

#### **Design and appearance**

The proposed outbuilding would be sited to the rear of the rear garden, approximately 27m away from the rear elevation of the dwelling house. The proposed structure would be sited 2m from the north corner boundaries, adjacent to Number 93 Redington Road, which should promote plant growth and provide means of access for maintenance. The proposed outbuilding would be 9.2m in length and 4.2m wide, featuring a ridged roof measuring 2.65m at eaves level and 4.5m at the ridge. Although, the shed is a large single standing structure, the rear garden is of considerable size and therefore can support a shed of this scale.

Details of materials contained within the application form specify that the structure will consist mainly of brick and tiles to match that of the original dwelling-house with the installation of double glazed folding doors on the side and front elevations.

#### **Use**

The outbuilding shall be used as yoga studio which would be ancillary to the dwelling-house, and is not intended for the use of visiting members of the public. Although it is quite clear that the outbuilding proposed is designed to be ancillary to the enjoyment of the main dwelling-house a condition will be attached to ensure that it remains ancillary.

#### **Amenity**

The proposed outbuilding would not raise any neighbouring amenity issues as the glazing proposed on the front and side elevations are oriented towards the rear of the dwelling-house and set 15m from the side boundary of 89 Redington Road. Furthermore the size and bulk of the outbuilding shall be screened by existing trees and hedges as identified on-site and plan number 5355-05.

#### **Conclusion**

In view of the extent of the rear garden, the size of the proposed outbuilding is deemed commensurate to the size of the site and therefore deemed acceptable in relation to development policies: DP24 & DP25 of Camden's Local Development Framework 2010.

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 19<sup>th</sup> December 2011.**  
**For further information see**

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>