

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>07/11/2011</b>
<b>Members Briefing</b>		N/A / attached		<b>Consultation Expiry Date:</b>	<b>20/10/11</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Connie Petrou			2011/3425/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
9a South Hill Park Gardens London NW3 2TD			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>					
Erection of a single-storey garden house to the rear of existing garden flat (Class C3)					
<b>Recommendation(s):</b>		Grant			
<b>Application Type:</b>		Full Planning Permission			

<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>25</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Flat 5 8 South Hill Park Gardens</p> <p>I object to this development on the following grounds:</p> <p>1) Noise disturbance during construction as my property backs on to the garden in which this garden house is being created.</p> <p>2) Disruption to parking and traffic on the road that will be cause by the building works.</p> <p>3) Loss of privacy. The garden house will have direct sight into my property.</p> <p>4) Dust and dirt from the building works will settle on the terrace of my property and will have to be cleaned at a cost.</p> <p>Officer response: Noise, dirt and dust from construction is not a material planning consideration and therefore the application cannot be refused on this basis. The relevant condition will be attached to the decision with regard to hours of construction.</p> <p>See paragraph 1.6 with regard to amenity.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>South Hill Park CAAC</p> <p>Comment: No objection as long as it is devoid of hot and cold water and amenities for future extensions or separate units.</p> <p>Officer comments: see paragraph 1.5</p>					

## Site Description

The application relates to a 4-storey semi-detached property (converted into flats) with additional accommodation at roof level. The property is located at the southern end of South Hill Park Gardens and located within the South Hill Park Conservation Area.

## Relevant History

None

## 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)

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)

### Supplementary Planning Guidance

- Camden Planning Guidance 2011
- South Hill Park Conservation Area Statement

## Assessment

### Proposal

1.0 The proposal is for the erection of an outbuilding in the south west corner of the rear garden of a 4 storey semi detached property to be used for ancillary residential purposes in connection with the ground and first floor maisonette. The outbuilding would measure 4.0 m in length x 3.0m in width and have a maximum height of 3m (the outbuilding slopes towards the back of the garden). The building would primarily face east looking towards the rear of the host property. The outbuilding would be set in approximately 0.6m (minimum) from the rear boundary. The structure has glazed doors on the east (front) elevation with timber cladding on the side and rear elevations and a green roof. The existing boundary fences are approximately 2m high.

### Impact on the appearance and character of the area:

1.2 The outbuilding would be located in the rear garden and would not be visible from the public realm. The property benefits from a substantial garden of approximately 15m x 12m. The design and size of the outbuilding is considered to respect the appearance and character of the existing property and its surroundings, whilst the use of timber panels and timber framed glazed panels are considered to be appropriate for the garden setting.

1.3 Whilst the proposals would involve the removal of some existing vegetation, it would not involve the removal of any trees, and as indicated above a large amount of green garden space would be left unaffected by the extension. The principle of a green roof is considered acceptable and although a welcomed feature of the design insufficient details have been submitted showing how it will be constructed. Therefore, if planning permission is to be approved it is recommended that details of the green roof (eg substrate depth, type of planting, maintenance) should be submitted to and approved by the Council. An appropriate condition will be added to the permission.

1.4 Overall it is considered that the proposal would not harm the appearance and character of the existing building and the wider Conservation Area.

**Residential Amenity:**

1.5 The proposed outbuilding would be approximately 12m from the rear of the property and would take up only a small proportion of the rear garden. Given the height and site coverage of the proposed outbuilding, the proposal would not significantly reduce the amenity value of the existing open space. Furthermore it is not considered that the use of the building for ancillary domestic purposes would alter the fundamental character of the rear garden. In response to the CAAC's concern, planning permission would be required to extend the outbuilding or convert into a self contained unit and this is unlikely to be acceptable. There will be mains electricity in the garden house but this is not considered unreasonable if it is to be used in the winter period.

1.6 The proposal would have glazing panels facing the rear of the host building and timber walls along the boundaries and to the rear. The outbuilding is single storey and therefore would not result in any unreasonable loss of privacy or overlooking to the upper floor flats. With regard to the impact on the neighbouring property to the rear, the proposed outbuilding would barely be seen above the existing fence (approximately 0.5m) which is also heavily vegetated. Furthermore, there are no windows to the rear of the outbuilding and therefore will not result in any loss of privacy to the property to the rear. It is therefore considered that the development would have an acceptable impact on the amenities of neighbours.

**Recommendation:**

Grant planning permission.

**DISCLAIMER**

**Decision route to be decided by nominated members on Monday 7<sup>th</sup> November 2011.**

**For further information see**

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