

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>14/06/2011</b>
<b>(Members Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	<b>26/05/2011</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Jenna Litherland			2011/1745/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
1 Belsize Studios Glenilla Road London NW3 4AT			Refer to 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 single-storey summerhouse in the rear garden ancillary to with the existing dwellinghouse (Class C3).				
<b>Recommendation(s):</b>		Grant conditional permission		
<b>Application Type:</b>		Householder Application		

<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>57</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>	<p>Site notice displayed from 28/04/2011 until 19/05/2011. Advertised in the Ham and High Newspaper 05/05/2011.</p> <p>One objection received on the grounds that:</p> <ul style="list-style-type: none"> <li>• trees and bushes have already been cut down at the site destroying habitat;</li> <li>• building in the garden will result in loss of green space and would be an eyesore;</li> <li>• the building will overlook the garden of no. 2 Belsize Park Gardens;</li> <li>• if approved it will set a precedent.</li> </ul> <p><b>Case officer's response:</b> The proposed structure is small in scale in comparison to the garden and would not result in a significant reduction of green space. Furthermore, it would have a green roof which could improve biodiversity. The building is located at a distance of 15 metres from the rearmost part of the garden at no. 2 Belsize Park Gardens. It is not considered to overlook or have any other detrimental impact on the amenity of the occupiers of no. 2.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>Belsize CAAC: This proposal is not a summerhouse, but separate garden accommodation (a studio unit) of inappropriate design located far to close to the existing tree. It is also an intrusion on the privacy of adjoining gardens.</p> <p><b>Case officer's response:</b></p> <ul style="list-style-type: none"> <li>• The proposal is for an outbuilding for leisure purposes ancillary to the enjoyment of the main dwellinghouse.</li> <li>• It will be conditioned that a non-excavatory foundation is used. This will ensure the protection of the ash tree.</li> <li>• The outbuilding will be located in close proximity to the rearmost part of large neighbouring gardens. It's position is not considered to have a detrimental impact on amenity of the neighbours.</li> </ul>					

## Site Description

The subject property is an end of terrace single dwellinghouse located on the southwest side of Glenilla Road. The terrace is known as Belsize Studios and forms a symmetrical composition that makes a positive contribution to the Belsize Conservation Area of which it is within. The property benefit from a large rear garden.

## Relevant History

2007/5422/P: The erection of a front dormer window, erection of a summer house to the rear of the garden and a new timber fence and gates to the front elevation. Granted 17/12/2007

2007/3999/P: Extension and alterations to single family dwelling house including; erection of a front dormer at first floor level, erection of a full width rear extension, erection of a summer cabin within rear garden, erection of a front boundary wall, and additional minor alterations associated with refurbishment of the property. REFUSED 01/10/2007. (*refused for reasons of detailed design for the front dormer, depth and bulk of the rear extension, and detailed design and height of the front boundary wall.*)

## Relevant policies

### LDF Core Strategy and Development Policies

CS5: Managing the impact of growth and development  
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

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

### Belsize 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 a width of 7.9m, a depth of 3.6m and a flat green roof with a height of 2.9m. It would be clad in red cedar and would feature a set of glazed sliding double doors, a small window and a solid timber door on the northeast elevation; a large window on the north west elevation; and a small high level window on the southwest elevation. The outbuilding would be located at a minimum distance of 0.3 metres from the boundaries with nos. 20 and 22 Belsize Avenue and 5.5 metres from the boundary with no. 24 Belsize Avenue. The proposed outbuilding would be used for leisure purposes ancillary to the enjoyment of the main dwellinghouse.

### 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 which ensure that the outbuilding would not appear out of keeping. The timber clad outbuilding with green roof will integrate well with its setting. It is considered that the outbuilding would not have an oppressive height or a bulky appearance when viewed from neighbouring properties.

**Green roof** - The proposed scheme includes an extensive green roof above the outbuilding which would be planted with sedums, herbs and succulents. 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.

**Trees** - The outbuilding will be in close proximity to an Ash tree and will be located within the root protection area of two other large trees. The details of the proposed foundations originally submitted with the application included large pads (1m x 1m x 1m), some of which are in close proximity (2m) to the stem of the Ash. It was considered that excavation of this magnitude in close proximity to the tree is likely to encounter large structural roots. Therefore the case officer advised the applicant to design a non-excavatory foundation for the proposed outbuilding. The applicant agreed to removing the detail of the foundations from the application and if permission is granted it will be conditioned that a non-excavatory foundation would be used details of which should be submitted to the Council.

It is considered that the proposal is acceptable in terms of design, materials, height, bulk and footprint in the context of the garden setting.

### Amenity

The application property benefits from a large rear garden. It is considered that sufficient amenity space would be preserved following the erection of the outbuilding.

The proposed outbuilding is located in close proximity to the boundaries with nos. 20 and 22 Belsize Avenue. However, given the distance between the proposed outbuilding and the dwellinghouses at no. 20 and 22, of over 25 metres, the proposal is not considered to have a detrimental impact on amenity with regard to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure, and thus is considered to be consistent with policy DP26.

### Conclusion

The proposed works are considered to preserve the character and appearance of the conservation area and are in no way detrimental to the amenity of surrounding properties.

**Recommendation:** Grant conditional planning permission.

## DISCLAIMER

Decision route to be decided by nominated members on Monday 13<sup>th</sup> June 2011.

For further information see

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

