

Delegated Report Members Briefing	Analysis sheet	Expiry Date:	01/06/2011
	N/A	Consultation Expiry Date:	12/05/2011

Officer		Application Number	
John Sheehy		2011/1546/P	
Application Address		Drawing Numbers	
Garden Flat 40 Elsworthy Road London NW3 3DL		Refer to draft decision	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal

Erection of a single-storey timber clad garden room and shed to replace existing shed as ancillary accommodation to lower ground floor flat.

Recommendation:	Grant conditional permission
Application Type:	Full Planning Permission
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	16	No. of responses	1	No. of objections	0
Summary of consultation responses:	Site and press notices displayed for 3 weeks. An occupier of the application building wrote to the Council but did not raise any objections or concerns.					
CAAC/Local groups comments:	Elsworthy CAAC objected to the proposal but did not set out any reasons for their objection.					

Site Description

The site is located on the northern side of Elsworthy Road. The building on the site is 4 storeys in height and is located at the western end of a terrace of 4 buildings. It is divided into flats. The application relates to the lower ground floor flat.

The site has a substantial rear garden, brick boundary walls to either side boundary and along the rear boundary (shared with No 2 Lower Merton Rise).

A shed is currently located in the northwest corner of the site.

The site falls within the Elsworthy Conservation Area (CA); however the main building on the application site is not identified as making a positive contribution to the character and appearance of the CA.

Relevant History

Application site: none

Other sites

34 Elsworthy Road

April 2007 and January 2008 Two applications for planning permission granted for erection of a single storey building at the end of rear garden to house artists studio for ancillary use to Flat 1, refs. 2007/0505/P & 2007/5273/P. Studio building has been erected.

24 Elsworthy Road

February and March 2011 Two applications for planning permission granted for a single storey studio in the rear garden connected to ground floor flat: one permission with the structure located towards boundary with properties on King Henry's Road; and one with the structure adjacent to boundary with 26 Elsworthy Road, ref 2010/6786/P and 2010/6791/P.

These applications were granted permission following refusal in November 2011 of permission for a garden studio building over ground and basement levels, ref. 2010/4812/P. The reasons for refusal were: unacceptable scale, bulk and design; failure to provide margins to boundaries to neighbouring properties which would leave insufficient space for growth of mature trees; and failure to secure submission of a Construction Management Plan via S106.

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

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 and 2011

Elsworthy Road Conservation Area Statement

Assessment

Proposal: erection of a single storey wooden garden structure in the north-western corner of the rear garden following removal of the existing shed. The garden outbuilding would serve as ancillary space for the lower ground floor flat. It would be set away from the side and rear garden walls of the property by a minimum of 0.3m and its footprint would measure 4.1m x 3.1m. A replacement storage shed (3.0m x 1.0m) would be provided at the north-eastern corner of the garden.

Assessment

The principal considerations are the design/ impact on the conservation area, the impact on the amenity of neighbouring occupiers and the impact on trees.

Design/ impact on the conservation area

The structure would be rectangular in plan and would utilise timber cladding. It would have 2 glazed openings at its corner facing the house and garden, and a flat roof. The rear corner of the garden where the single storey wooden structure would be located is currently occupied by slightly smaller garden shed.

By virtue of its overall modest size and bulk; the lightweight materials used and the considerable size of the rear garden of the property (and the neighbouring properties) the proposed structure is not considered to be overly dominant in its context. It would be clearly legible as an ancillary residential outbuilding in the corner of an otherwise un-built rear garden.

The proposed structure would not be readily visible other than from the application building and the upper floors of neighbouring buildings. As a result, this part of the site makes a limited contribution to the visual character and appearance of the Conservation Area.

The proposed accommodation would be ancillary to the garden flat and is not large enough nor of an appropriate design to be a self contained residential or business unit. As a result it is not considered to be reasonable or necessary to attach a condition preventing the use of the structure as a self contained residential or business unit.

Neighbour Amenity

Given the scale, form and location of the proposed structure it is not considered to have a detrimental impact of any neighbouring occupiers in terms of daylight, sunlight, outlook and privacy.

Trees

There are 2 mature trees within the rear garden of the neighbouring property, 2 Lower Merton Rise (both sycamores), one within 38 Elsworthy Road (elder) and 1 within the rear garden of the application site (leyland). The proposed garden structure would be located outside of the root protection area of all of these trees. Part of the lightweight replacement shed would be located marginally within the root protection zone of the elder, however this structure would have no foundations and would not affect the roots of this tree. In addition, this tree is separated from the application site by the substantial brick garden wall, the footings of which would have limited root spread. Camden's landscape officers have stated that the proposal would fully safeguard all surrounding trees.

Recommendation Grant conditional permission.

DISCLAIMER

Decision route to be decided by nominated members.

For further information see

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