

Delegated Report		Analysis sheet		Expiry Date:		14/04/2011	
		N/A / attached		Consultation Expiry Date:		21/03/2011	
Officer				Application Number(s)			
Connie Petrou				2011/0037/P			
Application Address				Drawing Numbers			
Flat Ground Floor 24 Kemplay Road London NW3 1SY				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of timber outbuilding in rear garden for use ancillary to garden level flat (Class C3).							
Recommendation(s):		Granted					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	21	No. of responses	02	No. of objections	00
				No. electronic	02		
Summary of consultation responses:		Site notice displayed 23/02/11 Press notice 24/02/11 24 Kemplay Road – Comments that both the hardwood shed and the landscaping will certainly improve the aspect and character of the rear garden that has been left in a poor state for a few years.					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

Three storey building with lower ground floor and loft conversion, located on the north side of Kemplay Road within the Hampstead Conservation Area. The building is divided into a number of flats.

Relevant History

2008/0981/P - Erection of rear extension to lower ground floor flat (Class C3). Granted 30/04/08

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 2006
- Hampstead Conservation Area Appraisal

Assessment

The proposal is for the erection of an outbuilding in the rear garden for use ancillary to the lower ground floor level flat as a room for leisure activities. The outbuilding would be positioned lengthways in the north east corner of the rear garden, almost abutting the side and rear garden boundary fences of nos 22 Kemplay Road and 31 Carlingford Road respectively. The outbuilding would be 3.0m in length by 2.4m wide and 2.5m high with a slight pitch. The building would primarily face southwards onto the garden and bathroom window of 1st floor flat of no. 24 Kemplay Road. The structure is timber framed with hardwood cladding (north, east and west elevation) and timber doors and windows (south elevation facing flat) with louvres across the windows and door. The existing side garden boundary fences are approximately 2.4m high.

Visual Impact

The property benefits from a reasonably sized garden of approximately 6.6m by 5.6m with some border planting. The garden is generally in poor condition. There is one mature tree in the north west corner of the garden. Free-standing rear garden development does not appear to be characteristic to the area, although a number of the surrounding properties include rear extensions. However the structure is very modest sized and no higher than surrounding fences and indeed bespoke designed to be more attractive than a typical shed. Given its limited size, appropriate natural materials and discrete positioning, it is considered that the character and appearance of the host building, the rear garden landscape and the conservation area would be preserved.

The type of outbuilding proposed does not require conventional foundations and would be suspended above the ground on adjustable footings. The proposed building is therefore unlikely to be harmful to the surrounding trees.

Residential Amenity

As the proposed outbuilding would be towards the end of the garden at a reasonable distance from the main building (approximately 5.3m at its closest point) and mainly hidden behind the existing boundary fences, it is considered that there would be no loss of daylight/sunlight, privacy or outlook to neighbouring properties or other flats within number 24. Neither the outbuilding nor bathroom are habitable rooms and therefore there will be no issues of privacy.

Recommendation: Grant planning permission.

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