

<b>Delegated Report</b> <b>Members Briefing</b>		Analysis sheet		Expiry Date:		22/09/2010	
		N/A		Consultation Expiry Date:		10/09/2010	
<b>Officer</b>				<b>Application Number</b>			
John Sheehy				2010/3714/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
58 Belsize Park London NW3 4EH				Refer to draft decision			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal</b>							
Erection of a single storey wooden building for study at the rear of residential dwelling.							
<b>Recommendation:</b>		Grant conditional permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	49	No. of responses	0	No. of objections	0
				No. electronic	0		
<b>Summary of consultation responses:</b>		Site notice displayed from 6 <sup>th</sup> of August to 27 <sup>th</sup> of August.  No comments, objections or expressions of support received from neighbouring occupiers.					
<b>CAAC/Local groups comments:</b>		Belsize CAAC: "Object in principle to building in the garden and to the use of non-traditional materials".					
<b>Site Description</b>							
A substantial 3-storey plus basement semi-detached white stucco villa located on the southern side of Belsize Park Gardens. The site is located within a residential street located in the core area of the Belsize Park development undertaken in the 1850s and 1860s.  The site is located in Belsize Conservation Area; the building on the site is not listed. The property has been divided into flats. This application relates to the rear garden of the property which is attached to the lower ground floor flat.							
<b>Relevant History</b>							
<b>March 2010</b> Planning permission granted for erection of a single-storey timber building in rear garden for use as an office ancillary to the garden flat, ref. 2010/0325/P, NOT IMPLEMENTED.							

## Relevant policies

### London Borough of Camden Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours  
B1 General design principles  
B3 Alterations and extensions  
B7 Conservation areas

### Camden Planning Guidance 2006

#### Belsize Conservation Area Statement

## LDF Core Strategy and Development Policies

*The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound.*

*This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter .*

*However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.*

CS14 Promoting high quality places and conserving our heritage  
CS15 Protecting and improving our parks and open spaces and encouraging biodiversity  
DP24 Securing high quality design  
DP25 Conserving Camden's heritage  
DP26 Managing the impact of development on occupiers and neighbours

## Assessment

**Proposal:** erection of a single storey wooden garden structure in the south-western corner of the rear garden: it would measure 2.172m by 3.172m and would be used as ancillary space for the ground floor flat. The structure would be set away from the side and rear garden walls of the property.

It is noted that an application for a garden structure in the same location as the current proposal was granted permission earlier this year (see Relevant History section). The approved garden structure, the construction of which has not been started, measures circa 3m x 4m and comprises a green roof.

## Assessment

The principal considerations are as follows:

- Impact on host building and the conservation area; and
- Impact on the amenity of neighbouring occupiers.

## Impact on host building and the conservation area

The rear corner of the garden where the single storey wooden structure would be located is currently soft landscaped. The structure would be rectangular in plan and would utilise timber cladding. It would have large glazed openings and a flat roof.

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 structure is not considered to be overly dominant in its context. The structure is 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 cannot be said to make a contribution to the visual character and appearance of the Conservation Area.

The principal of construction in a rear garden was raised by the CAAC, however it is not considered to be unreasonable for properties with large gardens to have ancillary outbuildings. The proposed accommodation

would be ancillary to the host building and is not large enough nor of an appropriate design to be a self contained residential or business unit. 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.

### **Other issues**

It is regrettable that a green roof is not proposed under the current application, as previously approved. However, given the modest size of the proposal and the fact that a large soft-landscaped rear garden would be retained as a result of the proposal, it is not considered to be reasonable or justifiable to refuse permission or to attach conditions requiring the structure to contain a green roof.

**Recommendation** Grant Permission

### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 20<sup>th</sup> September 2010.**

**For further information see**

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