

Delegated Report		Analysis sheet		Expiry Date:		26/08/2010	
		N/A / attached		Consultation Expiry Date:		02/08/2010	
Officer				Application Number(s)			
Carlos Martin				2010/3223/P			
Application Address				Drawing Numbers			
8B Doughty Street London WC1N 2PL				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of timber shed in rear garden of existing flat (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	15	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed – No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC – Comment: “The application does not appear to refer to materials. Provided these are sympathetic i.e. wood throughout, we have no comment.” Officer’s response: The application specifies in section 8 and the design and access statement that the proposed material for the shed is timber. The applicant has confirmed in writing that the proposed roof would also be timber.					

Site Description

The application site relates to a Grade II listed building located within the Bloomsbury Conservation Area. It forms part of a wider terrace of 19 houses, all Grade II listed, built c.1799-1800 to the designs of J Wigg, G Slaton and J Wilson. No.8 is 3 storeys high plus basement and mansard and is divided into 5 separate flats, Flat B being the ground floor garden flat.

The adjacent property, No. 7 Doughty Street, has a timber shed at the end of the garden although there are no planning records to show this was ever granted planning permission.

Relevant History

None.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B6 Listed buildings

B7 Conservation areas

Camden Planning Guidance 2006

10 Conservation areas

19 Extensions, alterations and conservatories

26 Listed buildings

Bloomsbury Conservation Area Statement

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's Heritage

Assessment

Planning permission is sought for the erection of timber shed in rear garden of existing flat (Class C3). A listed building application was also originally submitted, but because the proposed shed does not touch the existing boundary wall listed building consent is not required and this application has been withdrawn.

Proposal description

The proposed shed would be a lightweight timber shed, 3.5m long by 2.5m wide with a maximum eaves height of 2.5m with a timber roof. It would have painted timber windows and door and natural timber cladding, all similar to the neighbours shed at number 7. The proposed shed would not require foundations and would be built on top of existing concrete hardstanding.

Design and conservation

The size and height of the proposed shed is significantly smaller than that at No.7 and is less than half the width of the rear garden. Its height and width would allow the mews at the rear of the property to remain visible and the garden setting of the property to remain evident and usable as a garden. The shed would not be physically attached to any historic fabric and would not be visible from the public realm, so it would not harm the character or appearance of the conservation area. Concrete footings are already in place therefore no archaeology would be affected.

On the grounds that no historic fabric would be affected and the setting of the listed building, surrounding listed buildings and the character and appearance of the conservation area would not be significantly harmed, the proposal is considered to be in accordance with policies B6 and B7 of the UDP.

Amenity

No significant impact on the amenity of neighbours is expected from the proposal in terms of loss of light, outlook, privacy or increased sense of enclosure, given the scale and location of the proposed shed and the size of neighbouring gardens.

Recommendation: Grant

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