

DISCLAIMER

Decision route to be decided by nominated members on Monday 08th March 2010. For further information see

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

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	11/03/2010
		N/A / attached	Consultation Expiry Date:	12/02/2010
Officer		Application Number(s)		
Hannah Parker		2010/0325/P		
Application Address		Drawing Numbers		
58 Belsize Park London NW3 4EH		See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single-storey timber building in rear garden for use as an office ancillary to the garden flat (Class C3).				
Recommendation(s):	Grant Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	78	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	A site notice was displayed from the 22/01/2010 until the 12/10/2010 No responses to date					
CAAC/Local groups comments:	Object in principle to the development of the self contained accommodation in the rear garden space.					

Site Description

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 garden flat of the building.

Relevant History

2009/5471/P Replacement of windows and doors at lower ground floor level and creation of an additional window to the side elevation of the garden flat. 14/01/2010

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

Assessment

Proposal

Erection of a single storey structure with a green roof at the end of the garden of no.58 Belsize park. It will measure approximately 3m by 4m. It will be used as ancillary space for the ground floor.

Main Considerations

- Impact on host building and the conservation area
- Neighbourhood amenity

Impact on host building and the conservation area

The modestly proportioned garden structure is situated discretely to the rear of the 16m garden. The timber structure with a green roof will be lightweight and would not look out of place in the garden. The intended space will be ancillary accommodation to the host building and is not large enough nor of an appropriate design to be a self contained unit. An informative will be attached to the permission clarifying this. The new outbuilding is considered subordinate to host building compliant with Policies B1, B3 and B7 of the UDP

Neighbourhood Amenity

It is considered that the proposed development will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

Green roof

The introduction of the green roof is welcomed and the details supplied are considered acceptable.

Recommendation Grant Permission