

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 15<sup>th</sup> February 2010. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>14/01/2010</b>
				<b>Consultation Expiry Date:</b>	<b>28/12/2009</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Jenny Fisher			2009/5601/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
41 Crediton Hill, London, NW6 1HS			Refer to decision letter		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Formation of hardstanding at front of site to form car park to residential dwelling (Class C3)					
<b>Recommendation(s):</b>		Grant planning permission with conditions			
<b>Application Type:</b>		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	A letter of objection has been received from 62 Crediton Hill. Objector thinks would set an undesirable precedent and risk further loss of front gardens, given the financial value of car parking to property owners. Understands loss of front garden contrary to policy set out in the West End Green C.A. Statement.  Officer comment: See analysis below.					
CAAC/Local groups comments:	No response from the West End Green C.A. Cttee.					

## Site Description

A semi-detached single family dwelling on the west side of CREDITON HILL comprising ground, first and second floors within the West End Green Conservation Area. There is no vehicular access to the site. The site has a Public Transport Accessibility Level (PTAL) of 5 (very good).

## Relevant History

Approvals for forecourt parking in the 1970s.

Subsequently there have been a number of refusals for permission to create a hardstanding within front gardens of CREDITON HILL properties including the following;

### No. 52 Refused in 1988

Reason: It is considered that the proposed formation of a vehicular means of access to the highway, together with hardstanding for car parking purposes would result in an unacceptable loss of private open space to the detriment of the visual amenity and character of the area, and give rise to hazard to pedestrians.

### No. 74 Refused in 1989

Reason: The proposal would not comply with the Council's policies for the provision of car parking space as set out in the Environmental Code. The proposal would result in an excessive amount of the site being used for parking purposes to the detriment of the visual amenity of the area generally.

### Nos. 66 -68 Refused in 1991 - Appeal dismissed

Retention of a vehicular means of access to the highway in connection with the retention of the hardstanding for parking purposes.

1. The loss of the front boundary wall and area of the hardstanding are considered detrimental to the visual appearance of the building and the area.
2. The hardstanding fails to comply with Council standards for the provision of off-street parking as set out in the Council's Environmental Code by virtue of the coverage of most of the front garden by hardstanding; inadequate depth of forecourt area and excessive width of the crossover.

Nos. 70 -72 Refused 1994 The formation of a means of access from the highway and a hardstanding for the parking of one car in the front garden.

The proposal would be detrimental to the character and appearance of the West End Green Conservation Area and contrary to the Council policy to preserve and enhance such characters.

There have recently been a number of approvals for extensions to the application premises.

## Relevant policies

### **Camden Replacement Unitary Development Plan 2006.**

SD6; B1; B3; B7; T3; T7; T9; T12.

### **Camden Planning Guidance.**

### **West End Green C.A.Statement**

## Assessment

### Proposal

A single parking space would be created, replacing part of a raised front garden area to a single family dwelling house. An area of planting would be retained on the other side of steps leading to the front door. A dividing wall would be erected between the neighbour's (No. 39) hardstanding and the parking area proposed. A permeable porous surface would be laid. An existing lamppost needed to be repositioned and an existing dropped kerb would be extended.

### Revisions

The design has been improved by the use of red bricks on the facade of the house (under the ground floor window) which project out slightly to add interest and denote the level of the old garden.

The main planning issues for consideration are transport and visual impact.

#### Transport:

The proposal accords with Camden's Parking standards which allows a maximum of 1 space per dwelling and is therefore acceptable in transport terms. As a result of surveys during 2009 and local consultation the parking bay outside 41 Crediton Hill was moved to Lymington Road. The creation of the crossover therefore will not have a material impact on on-street parking. A financial contribution is required to repave the footway adjacent to the site and the vehicular crossover, which would be secured by condition.

A lamp post would also need to be relocated and a utility inspection chamber re-enforced. The applicant has been advised of this in an informative.

#### Visual impact:

UDP policy B1 requires development to respect site and setting, improve the attractiveness of an area not harm its appearance or amenity. B3 states that in assessing applications for alterations the Council will consider whether the character of the building, including the garden, is respected. Policy B7 requires the preservation of the character and appearance of conservation areas. In this case given the fact that a majority of the properties on the street have off street parking spaces, in particular the ones immediately adjacent to the application site, it would be difficult to argue that an additional space would harm the character of the area.

The Council's conservation area statements set out its approach to the preservation and enhancement of each conservation area. The West End Green C.A. Statement seeks refusal of applications for the loss of front gardens to forecourt parking where this would be an exception within streets where front gardens are still characteristic. As very few of the houses along Crediton Hill have retained their front gardens, it is therefore considered that it would be unreasonable to refuse the loss of a garden to the front of No.41. An area of planting would be retained on the other side of steps leading to the front door. This would soften the impact of the hard surface proposed. The scheme would therefore accord with policy B7.

It is noted that there have been a number of refusals of front garden parking in recent years. However, none of these are directly analogous to the current situation. Often such cases involved the removal of a larger area of front garden, provided sub-standard parking that would have projected onto the

pavement or were in a run of houses where the character of the front gardens was largely unaltered.

**Recommendation:** Approval.