

DISCLAIMER

Decision route to be decided by nominated members on Monday 15th February 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:	15/02/2010
			Consultation Expiry Date:	08/02/2010
Officer			Application Number(s)	
Jenny Fisher			2009/0680/P	
Application Address			Drawing Numbers	
51b Buckland Crescent London NW3 5DJ			Refer to decision letter	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single-storey flat roofed timber structure in rear garden for use as an office ancillary to the garden flat (Class C3).				
Recommendation(s):		Grant planning permission with conditions		
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	02	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>Letters of support have been received from 49a Buckland Crescent and Embassy Theatre 62-64 Eton Avenue but request:</p> <ul style="list-style-type: none">• construction week days only;• impact of safety of timber structure adjacent to fire escape;• no plumbing as drainage would run straight into neighbouring property (62-64 Eton Avenue). <p>Officer comment: Standard condition would advise the applicant of hours permitted for construction. Safety and plumbing would be covered by building control.</p>					
CAAC/Local groups comments:	<p><u>Belsize CAAC</u></p> <p>Object in principle to the development of self-contained accommodation in rear garden space. In this case also object to the height and bulk and the loss of garden space.</p> <p>Officer comment: These matters are discussed in detail in the assessment of the application below.</p>					

Site Description

Nos. 49 and 51 Buckland Crescent are a pair of semi-detached properties on the s/e side of the Crescent. They comprise lower ground, ground, first and second floors. Both have rear gardens 20m in length that back onto a fire escape to the rear of a Theatre associated with the College of Speech and Drama, Eton Avenue.

The properties have been subdivided into self-contained flats. Flat B occupies ground and lower ground floors. Access to the rear garden is gained via ground floor balcony and staircase, or via the lower ground floor. Nos. 1- 51 have been designated as buildings that make a positive contribution to the conservation area. The site is located within the Belsize Park Conservation Area.

Relevant History

2009/0679/P. Creation of bin enclosure in front garden adjacent to entrance porch and replacement of existing wrought iron balcony at rear ground floor level with enlarged timber balcony and steps to rear garden. Withdrawn.

Relevant policies

Replacement UDP

SD6 amenity; SD9B water; B1 general design principles; B3 extensions; B7A character and appearance of conservation areas; N5 biodiversity; N8 ancient woodlands and trees; E4 live/work; T9 impact of parking.

Camden Planning Guidance

Belsize C.A. Statement

Assessment

Proposal

The erection of a single storey timber structure (3m. (h) x 5.3m. (w) x 3m. (d)) to the rear of the garden, it would provide 14m² of floor space that would be used as an office for the occupant of the lower ground/ground floor flat. The front elevation would comprise bi-fold doors opening onto a timber deck and a fixed panel to the side with small high level window. The building would have a green living roof.

The main issues for consideration in this case are: environmental impact; impact on the character and appearance of the conservation area and on local amenity.

Impact on local amenity:

The proposed office would be for the use of, and ancillary to, the occupant of the lower ground/ground floor flat only. The new self-contained unit is not proposed. As a consequence there would be no impact on the character of the area by reason of activity that may occur had the applicant applied for a commercial B1 use. It is recommended that should planning permission be granted a condition should be applied requiring the structure to be retained for domestic use. There are no traffic implications arising from the proposal. The structure's position at the end of the garden would not result in any significant loss of light or overlooking to neighbouring properties. The proposal would therefore accord with policy SD6.

The area that would provide office floor space would be completely separate from the main living area. But the application has been considered in the light of policy E4 (live/work units). Increasingly modern technology allows people to work from home and set their own work/life balance. The sustainable benefits for individuals and the environment as a consequence of a reduction in journeys to work are welcome. The Council will grant planning permission for live/work development that would not result in the loss of permanent residential accommodation, harm local amenity or the local environment.

Impact on the conservation area

There are limited views of the site from the public realm. The timber structure proposed would extend across the full width of the rear garden but only a small area of garden would be developed. The choice of timber as a building material and application of living green roof are considered appropriate for this garden setting. The area is predominantly residential in character, however immediately to the rear and side (south) of the site there are large brick built structures that accommodate the College of Speech and Drama and associated theatre. The height and bulk of the College and theatre and unattractive metal fire escape between the rear of the theatre and end of the applicant's garden would reduce the visual impact of structure that may have appeared bulky had the garden abutted another to a residential property backing onto the site. Consequently, the proposal is considered to preserve the character of the conservation area in accordance with policy B7.

Environmental impact

There is a small tree that is growing to the rear of the site, which the applicant's drawings indicate would be retained. Given that the tree is not a prominent feature of the Conservation Area and its size, its removal would be acceptable and details of the proposed foundations of the structure are therefore not required.

The proposed drawings include a Williams Bon Chretien Pear tree. A Pear tree was removed from the garden at the end of last year and there is an outstanding requirement for a replacement. A condition would ensure that the replacement tree would be planted. A condition seeking details of the green roof is also required to ensure that its condition would not detract from the character of the conservation area.

Conclusion

It is considered that the proposal complies with policy E4, approval would allow the applicant to work from home without causing harm to local amenity or environment. The proposed structure would not harm the amenity of adjoining occupiers either by reason of loss of privacy, daylight or nuisance associated with the office use proposed in compliance with policy SD6. The bulk and design respect site and setting in line with policies B1 and B3 and the management of the rear garden will enhance the character and appearance of the conservation area in compliance with policy B7.

Recommend approval subject to conditions.