

Delegated Report		Analysis sheet		Expiry Date:		28/02/2008	
		N/A / attached		Consultation Expiry Date:		28/02/08	
Officer				Application Number(s)			
Katrina Christoforou				2008/0104/P			
Application Address				Drawing Numbers			
8 Lisburne Road London NW3 2NR				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Removal of existing garden shed and erection of a single storey timber clad garden room in connection with existing residential use (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	03	No. of responses	02	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was erected on the 07/02/08 and three neighbours were individually consulted. The consultation period expired on the 28/02/08 by which time two responses had been received, both in support of the application.</p> <p><u>Summary of responses:</u></p> <p>The garden room is not expected to cause any noise or nuisance to neighbours and the application is supported.</p>					
CAAC/Local groups* comments: *Please Specify		Mansfield CAAC were consulted on the 04/02/08. No response received.					

Site Description

The mid-terraced single family dwelling house is located on the east side of Lisburne Road within the Mansfield Conservation Area.

Relevant History

PEX0200080: Certificate of lawfulness (proposed) for rear extension. Granted 26/03/2002.

It was noted at the time of the site visit that the rear extension which formed the basis for the above application has been constructed.

Relevant policies

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

Assessment

The proposal is to remove the existing shed (1.6m deep, 3.5m wide and 1.75m high) at the end of the garden and replace it with a habitable garden room and incorporated garden store with yellow balau hardwood decking. The proposed structure would be 3.2m deep with the doors recessed by 0.7m opening out onto a deck area 2.2m deep. The garden room and deck would be 4.7m wide, covering nearly the full width of the garden being only slightly recessed from the side and rear boundaries. The structure would be of a height of 2.9m sloping upwards towards the main house by a few centimetres. The new building would be clad with cedar wood with a grey metal roof trim. The elevation facing onto the house would contain a timber clad door with aluminium discs to the store section of the building and access to the main room through four metal framed glazed doors/windows (2.9m wide by 2m high). The proposed deck would be 1.4m deep to the side wings of the new room and 2.1m to the doors with a height of 0.25m.

The doors/windows are a sufficient distance (7m plus) from any windows to neighbouring properties and will not therefore cause overlooking or a loss of privacy. The boundary fences and planting offer further seclusion. The garden rear boundary wall is a number of metres high and forms the side wall of an industrial building and will not therefore have any impact on the property or neighbours behind. The garden room would intensify the use of the garden somewhat as the space would be functional at night and during the winter, but all activity would be internal, the distance of the room from the main houses and the level of screening provided by the boundary fences and planting this would not cause any loss of amenity in terms of noise or light escape.

The size of the garden room is considered to be subordinate to the main house and is proportionately appropriate to the size of the garden. The design, whilst not of a traditional style will mirror the details of the existing rear extension and door. The garden room would not be visible from the public realm and the details of the design are not considered to detract from the character and appearance of the Mansfield Conservation Area of which this property is a part.

A large grassed garden area will be retained providing adequate external amenity space for the property and maintaining a permeable surface.

Recommendation:

The proposal is considered to be compliant with Replacement Unitary Development Plan policies SD1, B1, B3 and B7. The application is therefore recommended for approval.

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