

DISCLAIMER

Decision route to be decided by nominated members on ----- (date to be inserted). For further information see

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

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|---|----------------------------|---|--|-------------------|
| Delegated Report (Members Briefing) | | Analysis sheet | Expiry Date: | 28/11/2007 |
| | | N/A / attached | Consultation Expiry Date: | 05/11/2007 |
| Officer | | | Application Number(s) | |
| Philip Niesing | | | 2007/4466/P | |
| Application Address | | | Drawing Numbers | |
| 31A Regents Park Road London NW1 7TL | | | Site Location Plan; Drawing No 1A rev A; 2A rev A; 3A rev A; Photo Sheets x 2; Brochure. | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
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| Proposal(s) | | | | |
| The retention of a single storey timber framed summer house within rear garden for the ancillary use of the ground floor flat, following the demolition of existing single storey shed. | | | | |
| Recommendation(s): | | Grant planning permission with Conditions | | |
| Application Type: | | Full Planning Permission | | |

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| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 15 | No. of responses | 06 | No. of objections | 06 |
| | | | No. Electronic | 00 | | |
| Summary of consultation responses: | <ul style="list-style-type: none">- Over dominate and visually obtrusive- Loss of daylight/sunlight- Possible use of the structure as living accommodation- Loss of visual amenity in terms of outlook | | | | | |
| CAAC/Local groups* comments: *Please Specify | Primrose Hill CAAC – “Both height and foot print should be the same as previous shed. (Appears to be larger in bulk to the old one). No comparison drawings available so cannot make a comment re size.” | | | | | |

Site Description

The site is located on the southern side of Regents Park Road and falls within Primrose Hill Conservation Area. The premises comprises of a five-storey building that has been converted in a number of self-contained flats. The rear garden has been subdivided into two areas, providing the upper ground floor flat and lower ground floor flat with private gardens.

Relevant History

A previous garden shed has been demolished; no planning records relating to this shed can be found.

Relevant policies

SD1 – Quality of life
SD6 – Amenity for occupiers and neighbours
B1 – General Design Principles
B3A – Alterations and Extensions
B7A – Conservation areas

Camden Planning Guidance (Section 10 Conservation Areas)

Camden Planning Guidance (Section 19 Extensions, alterations and conservatories)

Primrose Hill Conservation Area Statement

Assessment

Following an enforcement investigation the applicant is seeking planning permission to retain a timber outbuilding erected in the rear garden of the upper ground floor flat. The outbuilding has been erected following the demolition of a previous timber outbuilding in the same location.

No drawings were submitted of the demolished timer shed; however the applicant provided dimensions on request. The demolished timber shed had a floor area of 13.8m² (4.6m wide x 3 metres deep) and it had a ridged roof with a maximum height of 2.6m. Two windows and a door were incorporated within the western flank elevation of the outbuilding. The overall appearance of the outbuilding was a dilapidated shed.

The new outbuilding is somewhat larger than the demolished one, with a floor area of 16.61m². It is 4.406m wide and has a depth of 3.77m. The outbuilding has a rear sloping roof and a maximum height of 2.85m. The appearance of the new outbuilding is of high quality, Western Red Cedar with a dark greyish roof. The western elevation comprises two large glazed windows and two glazed entrance doors.

The objectors strongly dispute the applicant's dimensions for the previous structure; however an assessment of the differences can be made by comparing before and after photographs provided by the applicants and neighbours.

Overlooking and the loss of privacy: Since all fenestration are incorporated within western flank elevation of the outbuilding, the property worst affected in terms of overlooking and the possible loss of privacy is number 33 Regent's Park road. It is however considered that an appropriate screen on the boundary with number 33 would be sufficient to protect the amenities of the adjoining property. A condition requesting details of such a screen needs to be submitted and approved in writing within 1 month of Council's decision.

Outlook: The new timber outbuilding is considered of a better quality and appearance than the demolished shed; the materials are appropriate and in keeping with the character of the rear garden area as well as the surrounding conservation area. It is considered that the new outbuilding, though slightly bigger than the previous outbuilding, would not have a detrimental impact on the amenities of the neighbouring properties in terms of outlook.

Loss of daylight and sunlight: The outbuilding is approximately 7 metres away from the rear of the main building and has a flank wall approximately 250mm higher than the previous outbuilding. It is not considered that the new outbuilding would cause an acceptable loss of daylight and sunlight or overshadowing detrimental to the amenities of the neighbouring properties, i.e. to the lower ground floor flat.

The objectors are concerned that the outbuilding would be used as living accommodation with bathroom facilities. According to the details submitted the outbuilding would be used for purposes incidental to the enjoyment of the flat to which it is connected, providing space for home study. It is reasonable for the outbuilding to be used for any purpose incidental to the enjoyment of the dwelling and it would only become a planning issue in the event that the outbuilding is used as a separate, independent dwelling unit. If that were to occur the matter would be investigated as a breach of planning control and the Council is unlikely to approve a separate unit on the basis that it is too small to meet internal space standards in CPG. It is important to stress that this is unlikely to occur as any separate occupant could only gain access through the applicants flat itself.

In the light of the above the new outbuilding is considered acceptable in terms of its design, size and materials. It is not considered to detract from the character of the main building or the surrounding area and would not cause unacceptable harm to the amenities of the neighbouring properties. The proposal is therefore considered to comply with Policies SD1, SD6, B1, B3, B7 of London Borough of Camden Unitary Development plan and Primrose Hill Conservation Area Statement.

Recommendation: Grant planning permission with Conditions