

Delegated Report		Analysis sheet		Expiry Date:		02/08/2007	
		N/A		Consultation Expiry Date:		18/07/2007	
Officer				Application Number(s)			
Paul Wood				2007/2830/P			
Application Address				Drawing Numbers			
64 Elsworthy Road London NW3 3BU				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a swimming pool within the rear garden of the single dwellinghouse.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 27/06/2007 to 18/07/2007. Adjoining owners/occupiers No reply to date.					
CAAC comments:		Elsworthy CAAC No objection.					
Site Description							
The application site is located on the western end of Elsworthy Road, where it joins Wadham Gardens. The site is located on the east side of the street and is a 2-storey with attic level 'Arts & Crafts' style single-family dwellinghouse. The original dwelling was extended in the 1980s with a substantial 3-storey side extension incorporating a front garage and a single storey rear extension. The site is located within the Elsworthy Conservation Area and it is not a listed building							
Relevant History							
January 2007 – PP (2006/5458/P) GRANTED for alterations to fenestration at rear ground floor level as an amendment to planning permission dated 07/09/2005, (ref. 2005/2687/P), itself a revision to planning permission dated 09/02/2005 (ref. 2004/5416/P), for alterations and extensions to the dwelling house.							
September 2005 – PP (2005/2687/P) GRANTED for excavation works to create a new basement level, including 2 x front lightwells and associated lightwells, to enlarge the existing single family dwellinghouse, as a revision to planning permission granted 9 th February 2005 (ref. 2004/5416/P) for alterations to existing side extension, incorporating removal of front garage, installation of a front and rear dormer window with raised ridge to west side of the house, and alterations to the fenestrations including new windows and removal of single storey rear extension.							
February 2005 – PP (2004/5416/P) GRANTED for alterations to existing side extension, incorporating removal of front garage, installation of a front and rear dormer window with raised ridge to west side of house, and alterations to the fenestrations including new windows and removal of single storey rear extension.							

1993 – PP (9300507) REFUSED for the erection of a carport and widening of existing access.

1986 – PP (8600429) GRANTED for erection of a second floor side extension to provide an additional bedroom.

1986 – PP (8501942) GRANTED for the erection of first floor extension to provide additional residential accommodation.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden Replacement UDP 2006

S1/S2 – Sustainable development

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation Areas

N8 – Ancient woodlands and trees

Camden Planning Guidance 2006

Landscaping and trees

Elsworthy Conservation Area Statement

Assessment

Proposal: The application proposes the installation of a swimming pool in the rear garden abutting the boundary wall to No. 62 Elsworthy Road. The works will also provide a degree of decking between the rear wall of the dwelling and the swimming pool.

The swimming pool cannot be constructed under permitted development rights (Class E, Part 1) as the site is located within an article 1(5) area and exceeds 10 cubic metres in volume and therefore does not comply with condition (f) of this class.

Main Issues: Impact on the appearance of the building and the conservation area, and impact on the amenity of neighbouring properties.

Assessment: The swimming pool is to measure 9.0m x 3.88m and would not be enclosed by any building structure. It would be set in the ground and as such would not appear visually intrusive within the rear garden environment. The swimming pool would consume roughly a third of the rear garden, however, given the overall size of the rear garden, it is not considered to result in a significant loss of amenity space for the occupiers of the house.

The detailed design of the swimming pool is utilitarian and fit for purpose, and is not an uncommon example of development within the rear garden of a dwellinghouse. A similar example can be found in the adjoining residential property at No. 62 Elsworthy Road. The timber decking linking the rear of the dwellinghouse and the swimming pool would not unreasonably raise the ground floor level such that additional overlooking would be possible and would result in a well landscaped appearance, enhancing the usability of the rear amenity space.

There are no trees that would be harmed as a result of the proposal and additionally no amenity impacts would result to adjoining residential properties.

The proposed drawings indicate the provision of a new 1.8m high brick wall adjacent to No. 62 and No. 2 Wadham Gardens. This work is permitted development by virtue of Class A, Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Recommendation: Grant permission.