

Delegated Report		Analysis sheet	Expiry Date:	10/07/2014
		N/A / attached	Consultation Expiry Date:	26/06/2014
Officer			Application Number(s)	
Carlos Martin			2014/3334/P	
Application Address			Drawing Numbers	
32 St. Albans Road London NW5 1RD			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alterations to side gate, replace existing roof to side passage with aluminium/glass version, widen personnel gate to front boundary and reduce height of front boundary walls.				
Recommendation(s):		Grant and warn of enforcement action		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	06	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>Press notice published from 05/06/2014 to 26/06/2014. Site notice displayed from 30/05/2014 to 20/06/2014.</p> <p>1 objection:</p> <p><i>The roof of the lean-to should be made of felt, like other lean-tos in the area, and not of glass/aluminium. Should any debris accidentally fall from our roof and hit the lean-to it would almost certainly shatter the glass. It is also out of keeping with the others in the area.</i></p> <p><i>This current planning application if approved, it should be with the condition that the lean-to work is carried out within a time limit. Three months would seem reasonable.</i></p> <p><u>Officer comments:</u></p> <p>The visibility of the glazed roof from the street is limited and so its impact on the character and appearance of the building and the area generally is marginal. The proposed glass would be toughened and should resist any debris.</p> <p>Agree to recommend to Enforcement to allow for 3 months to remove the unauthorised leant to.</p>					
CAAC/Local groups* comments: *Please Specify	Dartmouth Park CAAC: No response.					

Site Description

The property is a semi-detached single family dwelling house located on the north side of St. Albans Road within the Dartmouth Park Conservation Area.

Relevant History

EN14/0281: Ongoing enforcement investigation with regards to unauthorised existing lean-to.

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

Camden Planning Guidance 2011

CPG1 Design – chapter 6, para. 6.25.

Dartmouth Park conservation area appraisal and management strategy 2009

Assessment

Planning permission is sought for the replacement of the existing unauthorised lean-to, which is the subject of an ongoing enforcement investigation (ref EN14/0281), with new aluminium/glass version, for widening the personnel gate to front boundary and reduce the height of front boundary walls.

The main issues for consideration are:

- a) The impact of the proposal on the character and appearance of the existing building and the surrounding Dartmouth Park Conservation Area.
- b) The impact of the proposal on the amenity of adjacent occupiers.

The proposed lean-to is considered to be appropriate for the host building in terms of size and scale. It is considered that the proposal would not harm the overall appearance of the existing building nor the appearance of the Dartmouth Park Conservation Area. It is acknowledged that the conservation area appraisal advises against development within gaps between properties. However, there are a few examples in the area of similar single storey side extensions and the proposal broadly complies with the guidance of CPG1 for side extensions in terms of size and situation.

There is no objection to the proposed alterations to the front boundary. The proposed replacement is considered acceptable and sympathetic to the design and character of the host building.

Due to the location and nature of the proposed alterations it is considered that the proposal would be unlikely to harm the amenities of the residential occupiers at number 34 St Albans Road in terms of loss of light or loss of privacy. The proposed changes to the boundaries would have no adverse impact on adjoining properties.

Recommendation:

- a. Grant planning permission - based on the submitted drawings;
- b. That the Head of Legal Services be instructed to issue an Enforcement Notice under Section 172 of the Town & Country Planning Act 1990 as amended, and to pursue any legal action necessary to secure compliance and officers be authorised in the event of non-compliance, to prosecute under section 179 or appropriate power and/or take direct action under 178 in order to secure the cessation of the breach of planning control.

- c. **Alleged breach:** Erection of side lean-to.
- d. **WHAT YOU ARE REQUIRED TO DO:**
- e. Remove lean-to extension
- f. **PERIOD OF COMPLIANCE:**
- g. The Notice shall require that it is removed within a period of three months of the Notice taking effect.
- h. **Reasons for Issuing the Notice**
- i. The unauthorised lean-to and associated gate are unsympathetic due to the height of the gate and fail to preserve and enhance the character and appearance of the building and the conservation area, as required by polices CS14 (Promoting high quality places and conserving our heritage), DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage)