

Delegated Report		Analysis sheet		Expiry Date:		23/07/2014	
		N/A		Consultation Expiry Date:		26/06/2014	
Officer				Application Number(s)			
Tessa Craig				2014/3388/P			
Application Address				Drawing Numbers			
Flat 1 2 St Albans Road London NW5 1RD				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Variation of condition 3 (approved plans) in relation to planning permission (2013/8251/P) dated 23/04/2014 for the erection of single storey conservatory to rear elevation and timber framed greenhouse in rear garden, namely to allow resiting of greenhouse							
Recommendation(s):		Grant Planning Permission					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was erected on 04/06/2014 and the application was advertised in Ham & High on 05/06/2014. No responses were received.					
CAAC/Local groups* comments: *Please Specify		Dartmouth Park CAAC- no comments received.					

Site Description

The site is located on the northern side of St Albans Road, to the east of the junction with Highgate Road. The building is part of a semi-detached pair of three-storey redbrick above channelled stucco ground floor and semi-basement villa. The property is identified as making a positive contribution to the Dartmouth Park Conservation Area in which it is located.

The flat which is subject of this permission is located at ground floor and includes a two storey side extension which provides access to the rear garden.

Relevant History

2013/8251/P- Erection of single storey conservatory to rear elevation and timber framed, glass greenhouse in rear garden (retrospective). Granted, 23/04/2014.

2009/2113/P- Erection of a single storey extension at first floor level above the existing garage to the side of the residential building (Class C3). Granted, 13/07/2009.

2009/2479/P- The erection of a single storey front extension at second floor level and associated alterations to the existing second floor level side extension including raising the roof height and installation of a rooflight. Granted, 15/07/2009.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

CPG 1 – Design

CPG 6 – Amenity

Dartmouth Park Conservation Area Appraisal and Management Strategy 2009

Assessment

Proposal

Retrospective planning permission was granted in April 2014 for an existing greenhouse. Part of the permission required the greenhouse to be moved to the end of the rear garden. The applicant has now applied to move the greenhouse to be located parallel to the western side boundary between the house and a rear garden shed.

Assessment

The consideration in relation to this proposal is whether there will be an impact on amenity as a result of the new location of the greenhouse. The greenhouse is a lightweight timber and glass structure 2.438m high, 2.585m wide and 1.989m deep and hexagonal in shape. The western boundary includes a tall brick fence with timber trellis on top. The relocation of the glasshouse is not considered to result in any sense of enclosure or loss of sunlight in the proposed location; there are no concerns in terms of overlooking as the greenhouse is not a habitable building.

Recommendation

Grant planning permission for variation of condition 3.