

<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b> N/A	<b>Expiry Date:</b> 28/07/2014
			<b>Consultation Expiry Date:</b> 10/07/2014
<b>Officer</b> Tessa Craig		<b>Application Number(s)</b> 2014/3665/P	
<b>Application Address</b> 8 Wedderburn Road London NW3 5QG		<b>Drawing Numbers</b> Refer to Decision Notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>
<b>Proposal(s)</b>  Erection of replacement bin and cycle store within front garden			
<b>Recommendation(s):</b>	Grant Planning Permission		
<b>Application Type:</b>	Householder Application		

<b>Conditions or Reasons for Refusal:</b>	Refer to Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>12</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>The proposal was advertised in Ham &amp; High on 19/06/2014 and a site notice was erected on 13/06/2014.</p> <p>To date, no neighbour representations have been received.</p>					
<b>CAAC/Local groups comments:</b>	<p>The <b>Fitzjohns/Netherhall CAAC</b> were notified and raised objection:</p> <ul style="list-style-type: none"> <li>Consider bin store impractical where height has to be raised for bike access. Suggest there may be objection from the ground floor flat due to the height of the planter boxes proposed.</li> </ul> <p>Officer comment-  <i>The proposal relates to a single household and not a flat. The current bin store is 1.5m high and the proposed store will be about 0.4m higher, in order to accommodate cycle storage. The planters have since been removed from the scheme (see paragraph 1.3)</i></p> <p>NB. The <b>Fitzjohns/Netherhall CAAC</b> have not commented on the revised scheme.</p>					

## Site Description

The application site is a three storey semi-detached single dwellinghouse on the north side of Wedderburn Road. It is constructed in red brick with a two storey projecting bay and gable at front. At the rear is an inset dormer and a large single storey extension. The site lies within the Fitzjohns/Netherhall Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area. A large tree is located in front of the property (outside property boundary), but this is not affected by the proposal.

## Relevant History

None related to the front boundary.

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

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

### Camden Planning Guidance 2013

CPG1 (Design)

CPG6 (Amenity)

## **The London Plan (2011)**

## **The NPPF 2012**

## **Fitzjohns/Netherhall Conservation Area Statement 2001**

### **Assessment**

#### **1.0 Proposal**

- 1.1 Planning permission is sought for the erection of a bin and bicycle storage unit to replace an existing bin store located in the front of the property on the east side (orientated lengthways along the eastern boundary).
- 1.2 The existing bin store is 1.2m wide x 2.7m deep and 1.5m high and located immediately in front of the main house.
- 1.3 The proposed bin store will be 1.3m wide x 3.0m deep x 1.8m high, whilst the bicycle store will be 1.8m wide x 3.3m deep x 1.9m high and located immediately in front of the main house. The stores feature two cycle spaces, an area for recycling and a compartment for waste.
- 1.4 A 1.2m gap between the stores and the property boundary running along the length of the eastern side of the property. The bin store will have painted black wooden doors and the bicycle store will have a black metal roller shutter, the store will be constructed from red brick to match the main property and the materials also match the existing bin store which is to be removed.

#### **Revisions**

- 1.5 The proposal has been revised to exclude large planter boxes on top of the bin stores. Due to their height and bulk, the planters were considered overly large and added too much height to the bin and bicycle store and underline the concerns raised by the Fitzjohns/Netherhall CAAC.

#### **2.0 Assessment**

- 2.1 The conservation area statement for Fitzjohns/Netherhall emphasises the importance of front boundaries, particularly the boundary walls and soft landscaping. The statement notes the north side of Wedderburn Road is elevated above street level with views to entrances prominent.
- 2.2 Camden design CPG states adequate space should be provided for waste and recyclables, which should be sensitively designed when in a conservation area. The CPG also advises cycle storage should be constructed with materials sympathetic to the site and surroundings.
- 2.3 The proposed design is considered acceptable, as the materials are sympathetic to the host building and match the existing bin store. The proposal does not result in loss of boundary walls or mature trees, but some minor hedging will be removed. The store is larger (0.4m higher, 0.6m wider and 3.6m deeper) than the existing bin store to accommodate bicycles and three bins, however given it's screened location set behind the surrounding boundary walls and replicated form and materials, the design is considered acceptable and, although larger than the existing, would conserve the character and appearance of the conservation area.
- 2.4 The bin stores, by virtue of their location and increased height would not result in any loss

of light or overshadowing to the neighbours property. The proposal is considered acceptable in terms of amenity.

### **3.0 Recommendation**

3.1 The proposal is considered acceptable on both design and amenity grounds, consistent with the core strategy, design CPG and conservation area statement and therefore it is recommended planning permission be granted.

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 11th August. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**