

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/10/2014	
		N/A		<b>Consultation Expiry Date:</b>		02/10/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Rachel English				2014/4873/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
29A Belsize Park Gardens London NW3 4JH				See decision			
<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 single storey garden studio structure with green roof at rear of garden for uses ancillary to existing flat.							
<b>Recommendation(s):</b>		Grant conditional planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>40</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site notice displayed from 11/09/2014 until 02/10/2014 Press notice displayed from 11/09/2014 until 02/10/2014  No responses received					
<b>CAAC/Local groups* comments:</b> *Please Specify		Belsize CAAC – no response received					

## Site Description

The site comprises a four storey, semi-detached building split into flats located on the south side of Belsize Park Gardens.

The site is located in the Belsize Conservation Area and is noted in the Conservation Area Statement as making a positive contribution to the Conservation area.

## Relevant History

2008/4255/P - Alterations to basement flat including: installation of French doors to front and side; enlargement of two existing windows and installation of new one to side; and erection of two single-storey conservatory extensions to rear. Approved on 07/11/2008

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Policies

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

CS16 Improving Camden's health and well-being

#### Development Policies

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP32 Air quality and Camden's Clear Zone

#### Camden Planning Guidance

CPG1 Design 2013

CPG6 Amenity 2011

Belsize Conservation Area Statement 2003

London Plan 2011

NPPF 2012

## Assessment

Planning permission is sought for the erection of an outbuilding measuring 2.5metres wide x 2.4metres high x 4.5metres long. The outbuilding would have aluminium folding doors on the front elevation with windows on the southeast and northeast elevations. The outbuilding would have a red cedar wall finish. It would be located approximately 9 metres from the rear of 29A Belsize Park Gardens.

The Applicant has confirmed that the use would be ancillary to the use of existing lower ground floor flat and for leisure purposes only. There would be no kitchen or washing facilities in the outbuilding.

### Design

The proposals have been revised following Officer advice to ensure the materials are appropriate. The applicant originally proposed a render finish however was advised that a timber cladding would be more appropriate for the garden setting. It is considered that the outbuilding would be modest in scale and leave a large amount of garden space.

The Applicant has submitted details of the green roof indicating the technical data and recommended maintenance. It is recommended that a condition is added that requires the sedum roof to be installed in accordance with the details.

The proposal is considered acceptable in terms of design.

### Amenity

Due to its location along the side boundary, at the rear of the application site, the proposed outbuilding would not result in a detrimental loss of daylight, sunlight or outlook to surrounding properties. The outbuilding would no higher than the existing garden fencing. It is therefore considered that the proposed outbuilding would not have a detrimental impact on the amenity of the neighbouring properties.

The structure which is being granted consent is for uses ancillary to flat A and not as a self-contained unit. It is recommended that an informative be added to the decision notice reminding the applicants of this.

**Recommendation** Conditional approval