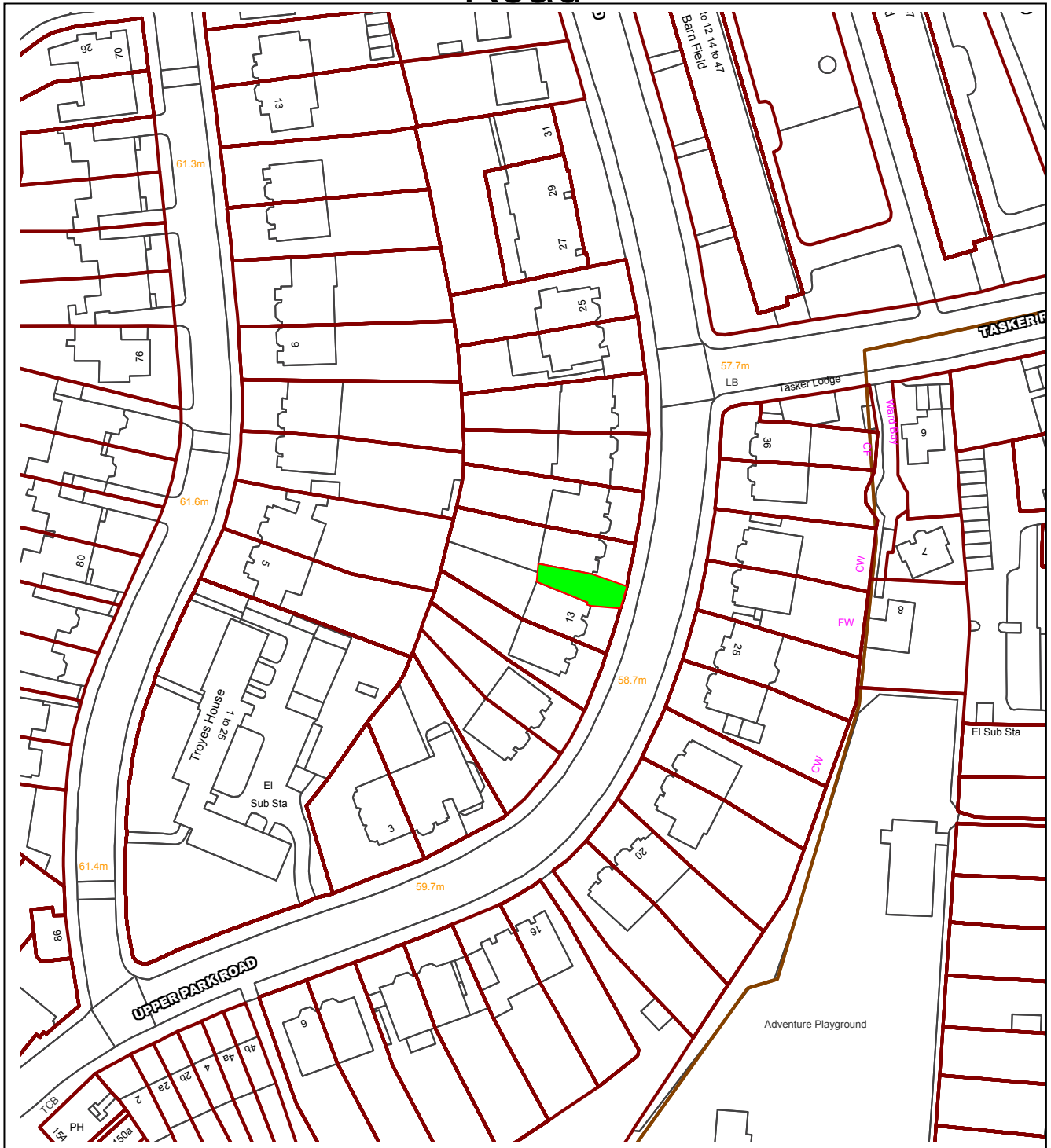


The Coach House, 13-15 Upper Park Road



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



Photo 1: front garden area of 13-15 Upper Park Road

Delegated Report		Analysis sheet		Expiry Date:		03/07/2015	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		11/06/2015	
Officer				Application Number(s)			
Darlene Dike				2015/2153/P			
Application Address				Drawing Numbers			
The Coach House 13-15 Upper Park Road London NW3 2UN				See Decision Notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of cycle store with green roof, installation of pedestrian and vehicular gates and railing, resurfacing of hard-standing with York Stone and soffit cladding to front porch.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	24	No. of responses	02	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed from 15/05/2015 to 05/06/2015. A press notice was published from 21/05/2015 to 11/06/2015.</p> <p>One comment was received from 15b Upper Park Road which is summarised as follows:</p> <ul style="list-style-type: none"> - The proposals to erect a new railing above the existing brick wall should be discussed and cleared with the freeholders of no. 15 Upper Park Road, as that area of the brick wall appears to be within their demise <p>Officer's Response The affected portion of the front boundary wall, on which the proposed railings would sit, falls within the curtilage of 13-15 Upper Park Road.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Belsize Conservation Area Advisory Committee made the following objection:</p> <p>We object. The proposed design is too elaborate and heavy for the space - but a simpler smaller bike store and more appropriate gate might look less conspicuous in Upper Park Road.</p> <p>Officer's Response See paragraphs 3.3 and 3.4</p>					

Site Description

The application site comprises a two storey dwelling house located on the western side of Upper Park Road, close to the junction with Tasker Road. The property is an infill building positioned between 13 and 15 Upper Park Road, and fronted by a paved, part enclosed garden area.

The site is located in the Parkhill and Upper Park conservation area and, while not listed, the building is noted as making a positive contribution to the character and appearance of the conservation area.

Relevant History

APPLICATION SITE

No relevant history.

NEIGHBOURING SITES

No relevant history.

Relevant policies

National Planning Policy Framework 2012

London Plan 2015

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

Dp17 Walking, cycling and public transport

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)

Camden Planning Guidance 2013

CPG1 Design – Chapters 6

CPG3 Sustainability – Chapter 10

CPG6 Amenity – Chapters 6 and 7

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011

Page 57

Assessment

1. Proposal

- 1.1. The application relates to the front garden area of 13-15 Upper Park Road. Proposals seek to install a cycle store with green roof, pedestrian and vehicular gates and railings. It is also proposed to replace the existing concrete paving slabs with York Stone and install slatted oak cladding to the front porch soffit.

2. Assessment

- 2.1. The principal considerations material to the determination of this application are summarised as follows:
- Design (Visual impact)
 - Amenity (Impact on the amenity of adjoining neighbours)

3. Design

- 3.1. Camden Planning Guidance 1 - Design recognises that 'entrances and adjoining areas of buildings are often spaces that require the integration of a number of competing needs such as the provision of...cycle storage' and goes on to stipulate that 'these elements should be constructed with materials sympathetic to the site and surroundings' as well as advising that 'you can minimise the visual impact of storage areas by careful siting and incorporating planters to screen developments and incorporating green roofs as part of their structure' (paragraph 6.33).
- 3.2. The proposal to install a two bike cycle store to the front garden of 13-15 Upper Park Road complies with CPG1 guidance entirely. Constructed from an oak frame and clad in oak, which would weather naturally to an attractive silver grey hue, the cycle store comprises materials wholly sympathetic to the host building and its setting within the Parkhill and Upper Park conservation area. In addition to this the positioning of the cycle store would minimise its visual impact, as it would be partly obscured from view from the road by the existing front brick pier and proposed pedestrian gate bounding the site. Further to this the mature vegetation present on site would be largely retained and serve to screen the cycle store on three sides. The incorporation of a green roof, which in line with CPG3 makes a welcome contribution to the sustainability of the scheme, would also help to bed the cycle store amongst surrounding planting, particularly when viewed from neighbouring properties. Given this, it is considered that the cycle store would not have a detrimental impact on visual amenity. The applicant has submitted details of the green roof including species and maintenance schedule which are acceptable.
- 3.3. The proposed cycle store is also considered to be appropriate in terms of its scale and detailed design. Though there has been some objection to the size of the cycle store, at a height of 1.45m, and only 0.25m higher than the front boundary treatment which would partly screen it, the cycle store is not considered unduly prominent or obtrusive in terms of its scale and massing. Likewise its simple slatted design with clean, linear horizontal elements is deemed sufficiently modest to sit cohesively within its setting, and is not considered to form an elaborate addition.
- 3.4. Proposals to install a pedestrian and vehicular gate, and railings are also deemed acceptable. The material, finish and simple design of the gates and railings are considered fitting within the Parkhill and Upper Park conservation area, and to some extent mirror the pattern of railings to the first floor Juliette balconies. Comprising permeable metal posts, the new gates and railings will form a lightweight addition to the front boundary, and so contrary to the objection raised, pose little risk of appearing elaborate or heavy. Proposals also closely follow the precedent set by the installation of similar vehicular and pedestrian gates at 18a, 20, 22 and 26 Upper Park Road.
- 3.5. The replacement of the hard-standing is also acceptable in design terms. The aesthetic value of the York stone paving is far higher than that of the concrete paving it replaces and so these alterations to the hard-standing are seen as an improvement that serves to preserve and enhance the setting of the host building within the Parkhill and Upper Park conservation area. It is acknowledged that the replacement York Stone paving does not meet CPG1 requirements for 'hard standings greater than five square metres' to 'incorporate sustainable urban drainage systems', (paragraph 6.26) however, this not considered sufficient cause to refuse the scheme, given the improvement that the York Stone paving makes to the previous condition and existing lack of permeability of the front garden area.
- 3.6. Proposals to install oak cladding to the front porch soffit are also appropriate. As the soffit is recessed behind an edge beam the new cladding will not be visible from the street and so will have no negative visual impact.

4. Amenity

- 4.1. The proposed works are minor in nature, and will not impact on the daylight or sunlight nor outlook to any of the

neighbouring properties, and so comply with Camden Planning Guidance 6 on amenity.

5. Recommendation - Grant Planning Permission.

DISCLAIMER

Decision route to be decided by nominated members on *Monday 22nd June, 2015*. For further information please go to www.camden.gov.uk and search for 'members briefing'

Mr Graham McClements
13-15 Upper Park Road
London
NW3 2UN

Application Ref: **2015/2153/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 1029

17 June 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
The Coach House
13-15 Upper Park Road
London
NW3 2UN

DECISION

Proposal:

Erection of cycle store with green roof, installation of pedestrian and vehicular gates and railing, resurfacing of hardstanding with York Stone and soffit cladding to front porch.
Drawing Nos: Site Location Plan; 002; 003; 004; 005; 006; 007; 008; 009; Design and Access Statement; Green Roof Section; Green Roof Plant Species Details; Green Roof Substrate and Maintenance Details

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans; Site Location Plan; 002; 003; 004; 005; 006; 007; 008; 009; Design and Access Statement; Green Roof Section; Green Roof Plant Species Details; Green Roof Substrate and Maintenance Details

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 The pedestrian and vehicular gates hereby approved shall not open out onto the public footway.

Reason: To avoid causing harm to highway safety and pedestrian movement in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION