

Delegated Report		Analysis sheet	Expiry Date:	19/11/2015
(Members Briefing)		N/A / attached	Consultation Expiry Date:	05/11/2015
Officer			Application Number(s)	
Leela Muthoora			2015/4730/P	
Application Address			Drawing Numbers	
Ground Floor Flat 5 Parkhill Road London NW3 2YH			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey outbuilding in rear garden.				
Recommendation(s):		Grant conditional permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses No. Electronic	00 00	No. of objections	01
Summary of consultation responses:	Press notice published 15 October 2015 Site notice displayed 09 to 30 October 2015 No responses received					
CAAC/Local groups* comments:	<p>Parkhill CAAC</p> <p>We have looked at the "Design and Access Statement" and it is difficult to establish whether there are to be two summerhouses or whether the existing one is to be removed. On balance, we would not object were there to be just one summerhouse, but would object to two as occupying too great an extent of the garden.</p> <p>Officer response: <i>The applicant recently bought the rear part of the garden to the rear of no.7a Parkhill Road which includes the summerhouse. Overall, the two outbuildings would result in an area of approximately 17% of the total usable garden space. The remaining garden area would be approximately 150sqm. See assessment section 2.2-2.3.</i></p>					

Site Description

The site comprises a four storey (including lower ground floor) semi-detached building located on the west side of Parkhill Road. The building contains three residential units, flats on the lower ground and ground floor and a maisonette on the upper floors, Flats 5a, Flat Ground Floor and Flat B. The site is within the rear garden of Flat Ground Floor.

The site is located within the Parkhill and Upper Park Conservation Area.

Relevant History

G9/3/13/6567 The conversion of 5 Parkhill Road. Granted 02/01/1947

G9/3/13/4335 The execution of alteration to and the conversion of 5 Parkhill Road Granted 07/10/1946

Lower Ground Floor Flat (5a)

PEX0100561 External alterations to existing rear ground floor extension including installation of full height doors in connection with conversion of storage space into habitable room. Granted 11/09/2001

7A Parkhill Road

2013/6865/P - Erection of summer house in rear garden of existing maisonette. Granted 18/12/2013
8601506: Change of use including works of conversion and extension to form a self-contained flat on each of the basement and ground floors with the erection of a two storey dwelling house at the side and a terrace at roof level. Granted 29/01/1987

Relevant policies

National Planning Policy Framework (NPPF) 2012

London Plan 2015 consolidated with alterations since 2011

LDF Core Strategy and Development Policies

Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

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

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

CPG1 Design 2015

CPG6 Amenity 2011

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011

Assessment

1. Proposal

- 1.1. The application is to erect a single storey outbuilding within the rear garden of the ground floor flat. The building would be square with a measurement of 3.5m in width and length.
- 1.2. The roof would overhang the building slightly to a measurement of 3.9m x 3.9m in width and length. The roof would be pitched with a shallow slope below a steeper slope, with a flat area on top. The highest part of the roof would be 2.5m high falling to 2m at the side elevations.
- 1.3. The elevation facing towards the host property would have timber and glazed panels and bi-folding doors. The outbuilding would be constructed of timber and would sit on pad foundations.
- 1.4. The information submitted with the application indicates that the outbuilding would be used as a writing cabin.

Assessment

2. Design and impact on the Parkhill and Upper Park Conservation Area.

- 2.1 The garden to the rear of the property is sub-divided laterally so that the Ground Floor Flat has its own garden. The applicant recently purchased the land nearest the rear boundary from the freeholder, the Council, and also purchased part of the neighbouring garden at the rear of no. 7a nearest the rear boundary which included the existing summerhouse. The land acquired forms the rear section of the garden connected by a narrow path to the triangular section of the garden nearest to the host building.
- 2.2 Typically, more than one outbuilding per garden would not be considered appropriate; however, the unusual layout and additional land owned by the applicant means that we are considering the acceptability of an additional garden building. If the sub divided gardens were arranged in a typical layout the proposed outbuilding would be considered acceptable as one garden building to the rear of each site.
- 2.3 The garden is 24m long and at its widest point (furthest from the host property is approximately 13m wide. The boundary to the rear of the outbuildings position is approximately 3m and the fence to the south boundary with no.3 is approx. 2.17m. Within the garden of no. 3 at the boundary are mature trees. The applicant has used soft landscaping to screen the existing summerhouse and the proposed building. Given the high boundary and abundance of planting the height of the proposed building is considered acceptable. Whilst there is some accumulative impact the two buildings are positioned in locations to the rear of the properties equivalent to one per site. They result in an area of approximately 17% of the total usable garden space, that is, excluding the path that connects the front and rear gardens. The remaining garden area is approximately 150sqm and is considered adequate.
- 2.4 Although the existing and proposed garden buildings are large, they are not excessively so and their location within the rear section of the garden would not be dominant and the remaining usable garden within the three sections of the garden is considered adequate. The design and materials are considered appropriate to the garden setting. On balance, they would not significantly impact on the amenity, biodiversity or character of the area.

3. Impact on the amenity of the neighbouring properties

- 3.1 Given the high boundary and soft landscaping and planting the proposed outbuilding would not harm the amenity of the neighbouring properties in terms of loss of light, light spill or loss of

privacy. The out building height of 2.5m would not have an overbearing appearance when viewed from the gardens of the neighbouring properties as the nearest existing boundary fences are approx. 2.17m to the south and 3m to the west.

3.2 The proposed use of the additional building as a 'writing room' is not considered to intensify the use of the garden to the detriment of the amenity of neighbouring properties. Its use as ancillary to the host buildings residential use will be secured by condition.

4. Impact on trees

4.1 There is a large tree within the rear part of the garden close to the locations of the existing and proposed outbuildings. The proposed outbuilding would be placed on pad foundations sited directly on the existing surface. Therefore, no excavation for foundations is required and the proposed foundations would not harm the existing tree and are acceptable.

5. Recommendation: Grant conditional planning permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 23rd November 2015. For further information please click [here](#)