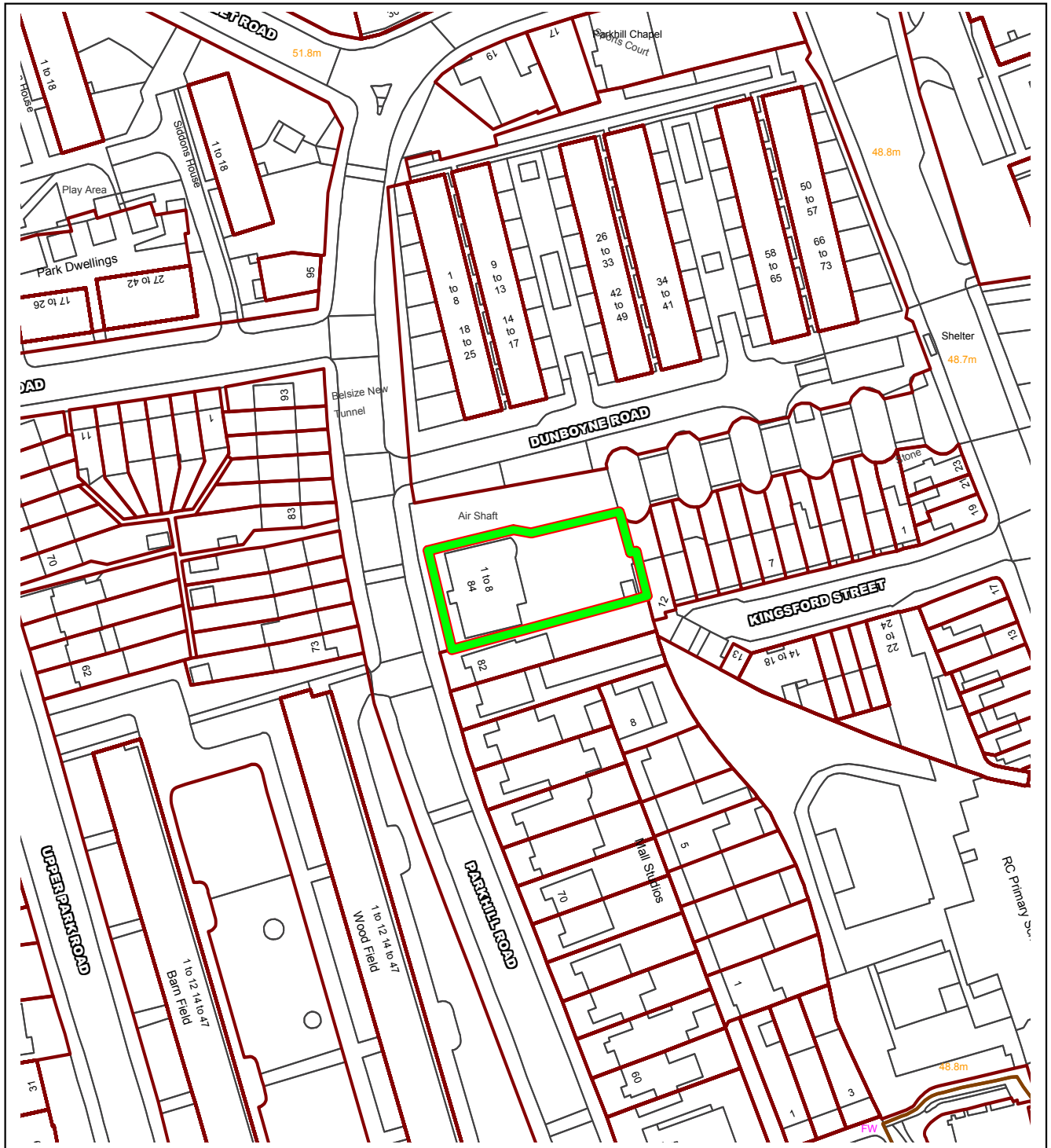


Flat 2, 84 Parkhill Road, NW3 2YT – 2015/4694/P



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Photo 1 – Location of proposed shed against boundary fence



Photo 2 – View as it would be from inside proposed shed



Photo 3- Rear garden with existing shed at far end



Photo 4 – Existing shed positioned against wall of no.12 Kingsford Street. Proposals to remove tree on right.



Photo 5 – View back to dwelling property



Photo 6 – View from garden to neighbouring property at no.82.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	14/10/2015
		N/A / attached		Consultation Expiry Date:	30/07/2015
Officer			Application Number(s)		
Kristina Smith			2015/4694/P		
Application Address			Drawing Numbers		
Flat 2, 84 Parkhill Road, London, NW3 2YT			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of shed in the rear garden.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					

Consultations

Adjoining Occupiers:	No. notified 18		No. of responses 01 No. electronic 00		No. of objections 01	
Summary of consultation responses:	<ul style="list-style-type: none"> • Site Notice displayed 16/10/2015 – 21/10/2015 • Press advert published 16/10/2015 – 23/10/2015 <p>No neighbour objections received.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p><u>Belsize Conservation Area Advisory Committee Objection:</u></p> <p><i>“At 7.6 x 3m it is too large to be described as a “garden shed”. The glass doors further indicate this erection is intended for some other purpose.”</i></p> <p>Officer Response</p> <p>The proposed structure would be situated in a large rear garden and its size is considered to be subordinate to the host property and application site. It would be used for storage and a study space, which would be ancillary to the main property.</p> <p>Also see para 3.3 of assessment within the main body of the report (below).</p>					

Site Description

The application site is on the eastern side of Parkhill Road close to the junction with Dunboyne Road. It is a predominantly residential area. The property is a lower ground flat of a large four-storey building that comprises mainly flats. It includes a generous rear garden which it has exclusive use of.

The property is located within the Parkhill Conservation Area. No.84 is noted in the CA statement as having a neutral contribution to the local area.

Relevant History

There is no relevant history at the application site.

Relevant policies

National Planning Policy Framework 2012

London Plan 2015, consolidated with amendments since 2011

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)

Supplementary Planning Guidance

Belsize conservation area appraisal and management strategy (Nov 2002)

Camden Planning Guidance

CPG1 (Design) 2015

CPG6 (Amenity) 2011

Assessment

1.0 Proposal

1.1 The applicant seeks planning permission for the following:

- The erection of a rear garden shed as a replacement to existing for use as storage and study space. The proposed structure would measure 2.4m high x 7.6m wide x 3m deep and be constructed from timber with glazed sliding doors that form the front elevation.

2.0 Planning considerations

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character and appearance of the host property, the surrounding area, as well as that of the wider Belsize Conservation Area)
- Amenity (the impact of the proposal on the living conditions of adjoining occupiers)

3.0 Design and Conservation

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

3.2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3.3 The size, scale and bulk of the proposed structure are considered to be acceptable given the size of the rear garden which measures approximately 25m x 9.5m. The proposed measurements are 7.6m wide x 3m deep. It would have a gently sloping roof resulting in a height of 2.25m at the front and 2.4m at the rear. It would therefore occupy less than 10% of the rear garden and can be considered of subordinate size.

3.4 There is an existing shed in a similar position to the proposed which is to be removed. It measures 3m x 2m with a pitched roof that stands taller than the proposed structure.

3.5 The front elevation would be glazed sliding doors. The side elevations would be constructed of natural timber with a wood and felt roof while the rear elevation would be concrete for maintenance purposes. More detailed information on the proposed materials is still required and therefore a condition would be attached that requests details of the materials to be submitted prior to works starting.

4.0 Amenity

4.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents.

4.2 The structure would be situated at the far end of the garden away from the host dwelling and neighbouring properties. It would not be visible from any point within the public realm. Like the existing shed, the proposed structure would be positioned near to the side elevation of no.12 Kingsford Street which forms the rear wall to the garden. There are no windows on this elevation of the property as shown in photo 3 and so there would be no effect on amenity.

4.3 The glazed doors of the shed would face northwards towards the garden fence between the neighbouring flat at no.84. Due to the angle of vision from this position there would be no views to neighbouring properties from inside the shed. Photo 2 shows the view from the proposed location and

angle.

4.4 Given the position and the height of the proposed structure it is not considered that the proposals would have any impact on the amenity of the neighbouring properties.

4.5 Trees

It is proposed that one tree would be removed in the erection of the new shed. It is a birch tree which was planted by the applicant along with six other birch trees in recent years. Given the number of trees in the garden and the fact it's still a sapling it is considered acceptable to remove it. Two pre-commencement conditions relating to tree protection would be included on the decision, the first requiring details of how surrounding trees would be protected during construction and the second requiring details of the structure's foundations and the effect this could have on surrounding trees.

5.0 Recommendation

5.1 Grant conditional planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 14th December 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr John Beddoe
Flat 2,
84 Parkhill Road,
London,
NW3 2YT

Application Ref: **2015/4694/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

9 December 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 2
84 Parkhill Road
London
NW3 2YT

DECISION

Proposal: Erection of shed in the rear garden
Drawing Nos: 1; 2; 3; 4.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing nos. 1; 2; 3; 4.



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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the roof, walls and sliding doors of the shed, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

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.

DRAFT

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

DECISION