

| | | | | | | | |
|---|---|--------------------------------|-------------------------------------|--|-------------------|-------------------|--|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 09/06/2016 | |
| | | N/A / attached | | Consultation Expiry Date: | | 09/06/2016 | |
| Officer | | | | Application Number(s) | | | |
| Nora-Andreea Constantinescu | | | | 2016/2054/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 29 Goldhurst Terrace London NW6 3HB | | | | Site Location Plan; Design and Access Statement; Bike Storage Specifications; P.01; P.02; P03; P04; P05. | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Installation of 3 x bike sheds to front garden. | | | | | | | |
| Recommendation(s): | | Refused | | | | | |
| Application Type: | | Householder Application | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | No. notified | 16 | No. of responses | 00 | No. of objections | 00 | |
| Summary of consultation responses: | A site notice was displayed on 19/05/2016 and expired on 09/06/2016. A press notice was released on 13/05/2016 and expired on 03/06/2016. Letters were also sent to adjoining neighbours. | | | | | | |
| Hampstead Conservation Area Advisory Committee | A letter was sent to the Hampstead Conservation Area Advisory Committee on 10/05/2016 (expiry date 31/05/2016). No comments have been received | | | | | | |

Site Description

No. 29 Goldhurst Terrace is located on the eastern side of Goldhurst Terrace in close proximity to the crossing with Greencroft Gardens and Finchley Road.

The building is a late Victorian terraced single family dwelling house comprising four storeys constructed in red brick. It lies within the South Hampstead Conservation Area.

Relevant History

2011/0334/P – HSE - Alterations to front garden to create a bike shed and rear extension to lower ground floor bay window and associated alterations to fenestration of single dwelling house (Class C3) – Granted 21/03/11

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

Policy 3.5 – Quality and Design and Housing Developments

Policy 7.4 – Local Character

Policy 7.6 – Architecture

Policy 7.8 – Heritage Assets and Archaeology

Local Development Framework

Core Strategy (2011)

CS5 – Managing the impact of growth and development

CS15 – Promoting high quality places and conserving our heritage

Development Policies (2011)

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

South Hampstead Conservation Area Character Appraisal and Management Strategy (2011)

Supplementary Guidance

CPG 1 – Design (2015)

1. Proposal

1.1 The applicant seeks planning permission for the Installation of 3 x bike sheds in the front garden.

1.2 The proposal relates to the provision of a metallic bike shed, galvanised and finished with white polyester powder coated paint, located in the front garden, with a height of 1.2m, length of 1.9m and width of 2.7m.

2. Design & Heritage

2.1 Previous planning permission has been granted for a bike shed at a lower ground floor in front of the bay window, with proposed hedges on the remaining parts of the garden in order to prevent views of the bike shed from the street. Due to its design and location, the previous proposal was considered a subordinate addition to the host dwelling with no detrimental impact on the street scene and conservation area. The proposal was not implemented.

2.1 LDF policy DP24 states that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportion of the existing building. DP25 states that Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Camden Planning Guidance (CPG1) states that *“design should positively enhance the character of existing buildings on site and other building immediately adjacent and in the surrounding area”*.

2.2 The South Hampstead Conservation Area Character Appraisal and Management Statement (SHCACAAM) states that *“Loss of front garden spaces can significantly detract from the appearance of the area and further harm is caused by the paving over green spaces, loss of boundary walls and hedges, the erection of inappropriate walls, railings and gates”*, and it emphasises furthermore that the *“loss of front gardens and boundary treatment (hedges and brick walls) is detrimental to the character of the streetscape and conservation area in general”*.

2.3 The design of front gardens has a large impact on the character and attractiveness of an area and in particular the street scene. CPG1 states that *“development in gardens should not detract from the open character and garden amenity of the neighbouring gardens and wider surrounding area”*.

2.4 The height of the proposed bike store is considered to be excessive at 1.2 m; significantly higher than the existing boundary walls and will cover almost half of the bay window as it would be positioned in front of it. There are no other examples of bike stores within front gardens along Goldhurst Terrace and it is considered that the excessive height, length and overall bulk of the proposal would be out of keeping with the open character of front gardens in the area and at odds with the prevailing streetscape and character overall.

2.5 The proposed bike store would cover the already small landscaped space of the front garden towards the boundary with No. 31, which would contribute to the loss of front garden and boundary treatment, which is considered to cause detrimental harm to the character of the streetscape and conservation, contrary to the SHCACAAM and policies DP24 and DP25 of the LDF.

2.6 The proposed materials, galvanised metal finished with white polyester powder coated paint, are considered to be unsympathetic to the site and surroundings and the proposal does not aim to

minimise the visual impact on the streetscene, and the proposal is therefore contrary to CPG1.

2.7 Overall the proposal is not considered to be sufficiently subordinate to the host dwelling or front garden, and would fail to respect the prevailing pattern of development in the locality. It is considered that the structure would appear as visually dominant and incongruous above the low boundary walls, dominating the front garden and front elevation of the host building and thereby failing to preserve and enhance the character and appearance of the streetscene and conservation area, contrary to policies DP24, DP25, CPG1, and SHCACAAM.

3. Amenity

3.1 The proposal would not result in a reduction of sunlight, daylight, outlook or privacy to the neighbouring property. The proposal is therefore considered to be acceptable in this respect.

4. Recommendation

4.1 Refuse planning permission.