

Delegated Report		Analysis sheet		Expiry Date:		14/12/2016	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		24/11/2016	
Officer				Application Number(s)			
Kristina Smith				2016/5726/P			
Application Address				Drawing Numbers			
75 Belsize Park Gardens London NW3 4JP				See Decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of shed in rear garden and landscaping works to rear including part replacement of boundary fence with wall (part- retrospective)							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections No. of comments	00 00
Summary of consultation responses:	<ul style="list-style-type: none"> • Site Notice displayed 28/10/2016 – 18/11/2016 • Press advert published 03/11/2016 – 24/11/2016 <p>No responses received</p>			
Belsize CAAC and Belsize Residents Association comments:	<p><u>Belsize Park Conservation Area Advisory Committee Objection:</u></p> <ol style="list-style-type: none"> 1. No elevations submitted and materials unknown. 2. It is big and bulky and it sits awkwardly on the site, spanning the decking and grass. 3. Garden is already more than 50% hard landscape, so some attempt to reduce this would be welcome. 4. Its height on the boundary wall is unnecessarily high. <p><u>Officer Response</u></p> <ol style="list-style-type: none"> 1. <i>The front elevation drawing has now been received. The Design & Access Statement advises that natural timber would be used.</i> 2. <i>See para 3.1 of report. The decking would not continue underneath the shed structure.</i> 3. <i>See para 3.3 of report.</i> 4. <i>See para 4.1 of report</i> <p><u>Belsize Residents Association Comments:</u></p> <ol style="list-style-type: none"> 1. Given the size and the location of the proposed garden shed, the details of all proposed materials should be noted as well as the appearance of the elevations. <p><u>Officer Response</u></p> <ol style="list-style-type: none"> 1. <i>Front elevation drawing was received on 30 November during the consultation process. All information other than the design of the front elevation was available throughout the consultation period. The Design & Access Statement advises that natural timber would be used.</i> 			

Site Description

The application site is a semi-detached Victorian property located within Belsize Conservation Area. The property forms one half of a pair of villas, with generous rear gardens.

This five storey villa (including lower ground floor) was part of a mid-19th century development. Although initially built as a single family residence, the building was consequently converted into flats, and new roof extensions were added to provide additional accommodation.

The property is not listed, however, it is identified as a positive contributor to the Belsize Conservation Area.

Relevant History

2015/4758/P Change of unit mix from (1x 1 bed, 1 x 2 bed, 3 x 3 bed) to (1 x 2 bed , 4 x 3 bed) including extensions at lower ground, upper ground and roof level through the reconfiguration of the existing dormers and associated external alterations including terraces at upper ground, first and roof level. Granted 8/12/2015

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

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:

- Erection of garden shed
- Hard and soft landscaping (retrospective)

Assessment

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

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Belsize Conservation Area)
- Amenity (the impact of the proposal on the amenity of adjoining occupiers)

3.0 Design and Conservation

3.1 The proposed garden shed measures 5.4 wide by 2m deep and replaces an existing shed of 3.3m wide and 2.6m deep, located in the same part of the garden approximately 13m away from the rear extension at lower ground floor level. The pitched roof measures 2.5m at its highest point and 2m at its lowest. The scale of the structure is considered acceptable for a garden of this size and would be a subservient addition to the host building.

3.2 The shed would be constructed from natural timber with a single ply membrane roof and timber framed window to the front elevation. These natural materials are considered acceptable for the garden context.

3.3 It is acknowledged that the Conservation area statement places importance on the leafy character of rear gardens and it is not considered that the works have caused harm to this character. Although the area of hard standing closest to the property has been increased, the paved area to the rear has reduced and been replaced with timber decking. Overall, the area of soft landscaping has been reduced by approx. 10sqm, which is considered acceptable given the overall size of garden (approx. 190sqm). Furthermore the new paved area has been softened with integrated bedding areas

3.4 On the boundary between the application site and no.77 Belsize Park Gardens, the existing hedge has been retained and a fence and trellis erected in front to achieve a more formal appearance. Part of the existing boundary wall, which had fallen into disrepair, has been replaced and extended slightly by 2m in length in matching materials. The overall height of the wall has not increased. The works are not considered to have detracted from the character or appearance of the garden or host property.

4.0 Amenity

4.1 The existing shed measures approximately 2.5m at its highest point. The 2.5m height of the replacement shed on the boundary with no. 73 is considered to be appropriate and would not have an adverse impact on daylight/sunlight levels or outlook of the adjoining property. Furthermore it would be positioned at the far end of the garden approximately 18m distance from the rear windows of the neighbouring properties and would be positioned where a shed has been located previously.

4.2 There would be no adverse impact on the amenity of the adjoining occupier as a result of the extended boundary wall.

5.0 Conclusion

5.1 Grant conditional planning permission