

Ms Julianne Barnard
14 Bartholomew Villas
London
NW5 2LL

Application Ref: **2016/6888/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

7 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 Bartholomew Villas
London
NW5 2LL

Proposal:
Erection of bike shed within front garden of dwelling house (Use Class C3)
Drawing Nos: 001, 002 (both dated 30.11.16); 003 (dated 28.11.16); Email confirmation of works dated 16.01.2017, NHS supporting letter.

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: 001, 002 (both dated 30.11.16); 003 (dated 28.11.16); Email confirmation of works dated 16.01.2017.

Reason:

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

- 3 This permission is personal to Ms Julianne Barnard and shall endure for the period of the Barnard family occupation only. Upon Ms Julianne Barnard and the Barnard family vacating the premises, the storage shed shall be removed from the front garden of the property and the land made good.

Reason: In recognition of the special circumstances of the applicant/intended occupier and to accord with policy CS16 of the London Borough of Camden Local Development Framework Core Strategy, policy DP29 of the London Borough of Camden Local Development Framework Development Policies and policies C1 and C5 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting permission.

The proposed structure would allow for the storage of mobility 'trike' equipment for a young resident with reduced mobility and as such would help to improve the level of accessibility afford to this individual. A signed letter from the applicant's NHS Consultant Paediatrician and Senior Paediatric Physiotherapist has confirmed that this trike, which is of a size which necessitates the outdoor structure for storage, has been prescribed for physiotherapy management.

The outdoor storage shed is of a scale larger than a usual bike shed (1.5m height, 1.5m width and 1.8m deep) and it would thus be more visually prominent than a usual bike shelter despite its siting adjacent to two hedges. Due to this scale the structure would also partially obscure the front bay of the dwelling (its principle architectural feature to the front elevation). As such under normal circumstances the Council would usually request that the scale of the storage is reduced in order to mitigate its visual impact. In this case however the applicant has demonstrated that the size of the structure is necessary for its purpose (the storage of mobility equipment) and that this equipment is necessary for the continued treatment of the applicant's disabled child. Due to its size and location, the proposed structure would not cause any harmful impact in terms of outlook, levels of light or privacy to any neighbouring resident.

As the harm caused to the character and appearance of the conservation area by the structure would not be substantial, subject to the condition that the structure is removed and the front garden returned to its open nature if the applicant were to vacate the premise, this limited harm is considered to be outweighed by the substantial benefits derived from the development in terms of increased accessibility to the disabled resident.

No responses were received in response to the public consultation. The planning history of the site has been taken into account when coming to this decision. 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.

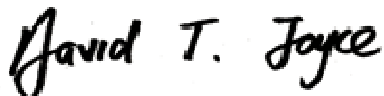
As such, the proposed development is in general accordance with policies CS5, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, DP26 and DP29 of the London Borough of Camden Local Development Framework Development Policies. The development also accords with emerging policies A1, C1, C5, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Planning and Regeneration