

# Flat A, 54 Woodsome Road - 2017/2395/P



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## Photos



View of front of shed



View to side of shed



View of side of shed



View to show edge of shed and edge of main building and other wooden structure (not part of this application)

|  |                            |                                       |                                       |                   |
|--|----------------------------|---------------------------------------|---------------------------------------|-------------------|
| <b>Delegated Report<br/>(Members Briefing)</b>         |                            | <b>Analysis sheet</b>                 | <b>Expiry Date:</b>                   | <b>25/07/2017</b> |
|  |                            | N/A / attached                        | <b>Consultation<br/>Expiry Date:</b>  | <b>29/06/2017</b> |
| <b>Officer</b>   |                            |                                       | <b>Application Number(s)</b>          |                   |
| Kate Henry   |                            |                                       | 2017/2395/P                           |                   |
| <b>Application Address</b>                             |                            |                                       | <b>Drawing Numbers</b>                |                   |
| Flat A, 54 Woodsome Road<br>London<br>NW5 1RZ          |                            |                                       | Please refer to draft decision notice |                   |
| <b>PO 3/4</b>  | <b>Area Team Signature</b> | <b>C&amp;UD</b>                       | <b>Authorised Officer Signature</b>   |                   |
|  |                            |                                       |                                       |                   |
| <b>Proposal(s)</b>                                     |                            |                                       |                                       |                   |
| Erection of garden shed in rear garden (retrospective) |                            |                                       |                                       |                   |
| <b>Recommendation(s):</b>                              |                            | Grant conditional planning permission |                                       |                   |
| <b>Application Type:</b>                               |                            | Full Planning Permission              |                                       |                   |

|   |  |          |                  |          |                   |          |
|---|--|----------|------------------|----------|-------------------|----------|
| <b>Conditions or Reasons for Refusal:</b> | <b>Refer to Draft Decision Notice</b>  |          |                  |          |                   |          |
| <b>Informatives:</b>                      |  |          |                  |          |                   |          |
| <b>Consultations</b>                      |  |          |                  |          |                   |          |
| <b>Adjoining Occupiers:</b>               | No. notified   | <b>0</b> | No. of responses | <b>2</b> | No. of objections | <b>2</b> |
| <b>Summary of consultation responses:</b> | <p>Site notices were displayed on 02/06/2017 (consultation expiry date 23/06/2017) and a notice was placed in the local press on 08/06/2017 (consultation expiry date 29/06/2017)</p> <p>2 letters of objection have been received: 1 from an adjacent occupier and 1 from an address in Barnet. The comments are summarised as follows:</p> <ul style="list-style-type: none"> <li>• Object to the shed being used as another room with people sleeping in it overnight / using it to watch TV</li> </ul> <p><b>Officer comment:</b></p> <p><i>The applicant has responded to the objections to note the following:</i></p> <ul style="list-style-type: none"> <li>• <i>The shed is not being used as a bedroom</i></li> <li>• <i>Confused as to how neighbours at No. 56 and an address in Barnet can see into garden</i></li> </ul> <p><i>A site visit has been undertaken and the officer is satisfied that the shed is not suitable for use as overnight accommodation. Furthermore, a suitable planning condition can ensure that the use of the shed remains ancillary to that of the main dwelling and is not used for any other purposes such as primary habitable accommodation.</i></p>                     |          |                  |          |                   |          |
| <b>Dartmouth Park CAAC</b>                | <p>CAAC object:</p> <ul style="list-style-type: none"> <li>• Have reports that shed is being used as domestic accommodation</li> <li>• Poor quality of submitted plans</li> <li>• DPCAAC do not support buildings in back gardens</li> <li>• Please cross-reference with 5 Chetwynd Villas (2017/0417/P: Refused and Warning of Enforcement Action to be Taken)</li> </ul> <p><b>Officer comment:</b></p> <p><i>The applicant has responded to the objections to note the following:</i></p> <ul style="list-style-type: none"> <li>• <i>The shed is not being used as a bedroom</i></li> <li>• <i>Confused as to how neighbours can see into garden</i></li> </ul> <p><i>Although the plans are not very detailed, because the application is retrospective it has been possible to make a proper assessment of the impact of the shed by visiting the application site.</i></p> <p><i>The application at 5 Chetwynd Villas differed in the following ways:</i></p> <ul style="list-style-type: none"> <li>• <i>The outbuilding was visible from Dartmouth Park Road (in this case the shed is not publicly visible)</i></li> <li>• <i>The shed occupied a large and otherwise un-developed garden and</i></li> </ul> |          |                  |          |                   |          |

*was considered to impact on the sense of openness in the area (in this case the shed occupies the corner of small rear garden and does not impact on a sense of openness)*

- *Surrounding trees and vegetation did not provide sufficient screening (the application is surrounded by mature trees and vegetation which provide a good level of screening between neighbouring gardens)*

*Please refer to section 3 of the Officer's report below for an assessment of the impact of the shed on the character and appearance of the wider area.*

## Site Description

The application site is Flat A, 54 Woodsome Road. The host building is a three-storey, mid-terrace residential building that has been subdivided into flats. Flat A is on the ground floor and has sole access to the rear garden.

The application site is in the Dartmouth Park Conservation Area. Nos. 2-68 (inclusive) Woodsome Road are identified in the Dartmouth Park Conservation Area Appraisal and Management Statement as making a positive contribution to the character and appearance of the conservation area.

## Relevant History

### Application site-

None

### 5 Chetwynd Villas-

2017/0417/P - The erection of an outbuilding in the rear garden - Refused and Warning of Enforcement Action to be Taken 07/06/2017.

### *Reason for refusal:*

*The single-storey outbuilding located in the rear garden, by reason of its scale and location would be overly dominant and appear as an incongruous form of development which would neither preserve nor enhance the character or appearance of the surrounding area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies and policies D1 (Design) and D2 (Heritage) of the Camden Local Plan Submission Draft 2016.*

## Relevant policies

### **National Planning Policy Framework (2012)**

### **London Plan (2016)**

### **Camden Local Plan (2017)**

A1 Managing the impact of development

D1 Design

D2 Heritage

### **Dartmouth Park Conservation Area Appraisal and Management Statement (January 2009)**

## Assessment

### 1. The proposal

1.1. This application seeks retrospective planning permission for the following:

- Erection of garden shed in rear garden

1.2. The shed as installed measures 2.74 x 2.74 metres and up to 1.83 metres high with a mono-sloped roof. It is constructed with brown-painted timber. On the front elevation (facing the host building), it has a door and two small windows.

1.3. The shed is located towards the north-west corner of the rear garden. It is constructed with brown painted timber. It is understood that it is in the same location as an earlier, similar structure (although no evidence of this has been provided).

### 2. Principal considerations

2.1. The principal considerations material to the determination of this application are summarised as follows:

- Impact on the character and appearance of the wider area, including the Dartmouth Park Conservation Area
- Impact on the visual and residential amenities of the occupiers of nearby and neighbouring residential properties

### 3. Impact on the character and appearance of the wider area

3.1. The application site is located within the Dartmouth Park Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Nos. 2-68 (inclusive) Woodsome Road are identified in the Dartmouth Park Conservation Area Appraisal and Management Statement (DPCAAMS) as making a positive contribution to the character and appearance of the conservation area.

3.2. Policy D1 of the Local Plan seeks to secure high quality design in development and Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation area.

3.3. The DPCAAMS notes that front and rear gardens within the residential streets make an important contribution to the streetscape and character of the residential area; and the Council will resist the loss of soft landscaping and original boundary walls and railings. In this case, the proposal does not result in the loss of any soft landscaping. It is understood that the shed is located in the same position as an earlier similar structure. Even if this were not the case, the shed is sited on an area of hardstanding in the rear garden and it does not impact on the original boundary wall.

3.4. The DPCAAMS also notes that there are many views through to rear gardens in the conservation area; however, this is not the case at the application site as the rear garden is only accessible through the host building and it is only visible from the host building and its immediate neighbours. It is not visible from streets that run perpendicular to Woodsome Road, due to the mid-terrace location of the application site.

3.5. As noted above, the shed is quite small, measuring only 7.5sqm in area and less than 2m high with a mono-sloped roof. It is constructed in brown-painted timber. The shed is a typical garden structure in natural materials and it is not considered to be overly large or incongruous in the garden setting. The shed is considered to be appropriate to a domestic setting such as this and it is considered that it sits comfortably in the rear garden, amongst the other wooden



structures. It does not result in any unreasonable loss of garden amenity space.

3.6. It is considered that the shed does not detract from the character and appearance of the garden, the host building or the wider conservation area. 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.

#### **4. Impact on the neighbouring amenities**

4.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.

4.2. It is not considered that the shed harms the residential amenities of neighbouring and nearby properties in terms of the aforementioned issues. Whilst the shed may be visible to some neighbouring properties (such as those at higher levels or immediately adjacent to the application site), it is not considered to be overly large or overbearing and there is a good level of screening between neighbouring gardens to minimise views of the shed.

4.3. The comings and goings associated with the normal use of a domestic shed are unlikely to cause harm to neighbouring occupiers.

4.4. The shed is not suitable or large enough for use as overnight accommodation and the provision of separate living accommodation in the rear garden would not be considered appropriate. A suitable planning condition is suggested to ensure that the use of the shed remains incidental to the use of the main dwelling and is not used as a separate residential unit or for overnight accommodation.

4.5. Overall, the proposal is considered to be acceptable in this respect.

**Recommendation:** Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10<sup>th</sup> July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mr Philip Jackson  
Flat A  
54 Woodsome Road  
London  
NW5 1RZ

Application Ref: **2017/2395/P**  
Please ask for: **Kate Henry**  
Telephone: 020 7974 **2521**

30 June 2017

**DRAFT**

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat A**  
**54 Woodsome Road**  
**London**  
**NW5 1RZ**

**DECISION**

Proposal: Erection of garden shed in rear garden (retrospective)

Drawing Nos: Site Location Plan at 1:1250; Proposed Block Plan (unnumbered)

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 shall be retained in accordance with the following approved plans: Site Location Plan at 1:1250; Proposed Block Plan (unnumbered).

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

Executive Director Supporting Communities



- 2 The outbuilding hereby permitted shall be used solely for purposes incidental to the use of the main dwelling, No. 54A Woodsome Road, and shall not be used for any other purposes, including as a separate residential unit or for overnight accommodation.

Reason: To ensure that the future occupation of the building does not adversely affect the amenities of the immediate area, such as by reason of noise, traffic congestion and excessive on-street parking pressure etc, in accordance with policies A1 and T2 of the adopted Camden Local Plan 2017.

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).

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

Director of Regeneration and Planning