|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Delegated Report | Analysis sheet |  | Expiry Date:  | **21/07/2017** |
| N/A / attached | **Consultation Expiry Date:** |  |
| Officer | Application Number(s) |
| Sofie Fieldsend | 2017/2414/P |
| Application Address | Drawing Numbers |
| 78 Camden Mews, London, NW1 9BX | 0322/10 rev.F, 0322/11 rev.F, 0322/12 rev.F, 0322/13 rev.F, 0322/14 rev.F, 0322/15 rev.F, 0322/16 rev.F, 0322/00 rev.A, PCA-2060-40 and PCA-2060-60. |
| PO 3/4  | Area Team Signature | C&UD | Authorised Officer Signature |
|  |  |  |  |
| Proposal(s) |
| Erection of bin and cycle store to front garden.  |
| Recommendation(s): | Refuse planning permission. |
| **Application Type:** | Householder Application |
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice |
| Informatives: |
| Consultations |
| Adjoining Occupiers:  | No. notified | **00** | No. of responsesNo. electronic | **00****00** | No. of objections | **00** |
| Summary of consultation responses: | None received.  |
| CAAC/Local groups\* comments:\*Please Specify | None received. |

|  |
| --- |
| Site Description  |
| The application site is a 2 storey mid terrace dwellinghouse on the south west side of Camden Mews and lies east of Cantelowes Road and west of Camden Park Road. The building is within the Camden Square Conservation Area. The building is not listed.  |
| Relevant History |
| 2012/2867/P - Erection of second floor roof extension including dormer window at rear, installation of window as replacement of garage door at front ground floor level to dwelling house. - Granted 26/07/2012 |
| Relevant policies |
| **National Planning Policy Framework (2012)** **London Plan (2016)** **Camden’s Local Plan (2017)****Policy A1 – Managing the impact of development** **Policy D1 – Design** **Policy D2 - Heritage** **Policy T1 – Prioritising walking, cycling and public transport****Camden Square Conservation Area Character Appraisal and Management Strategy** **Supplementary Guidance** **CPG 1 – Design** **CPG 6 – Amenity**  |
| Assessment |
| 1. **Proposal** 1.1 The applicant seeks planning permission for the Installation of 1x bin and 1x cycle store to the front of the dwelling which will be located on the public footpath.1.2 The bin store will measure 0.54m in depth, 2.415m wide and stand at 1.24m high. The bike store will measure 0.9m in depth, 2.415m wide and stand at 1.24m high. Both stores will be constructed of western red cedar slats with aluminium edging. 1. **Assessment**
	1. The material considerations for this application are summarised as follows:
* Design and conservation; and
* Amenity of neighbouring residential occupants

3. **Design & Heritage** 3.1 Policy D1 of Camden’s Local Plan outlines 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. In addition it should integrate well with the surrounding streets and contribute positively to the street frontage.D2 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”. 3.2 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”. 3.3 Camden Square Conservation Area Character Appraisal and Management Strategy (CSCACAMS) states that “Where refuse bin stores are considered necessary, these should be located within rear garden spaces if at all possible. If location within the front garden area is the only possible solution, great care should be taken to ensure that the store is located sensitively. This would include concealment by existing boundary walls and planting, the use of sensitive materials and siting away from the main frontage of the building.”3.4 The proposed height and depth of the proposed stores is considered to be excessive and the proposed bin store would cover the existing gas meter as it would be positioned in front of it. There are no other examples of bin and bike stores of this size, scale and siting along the front elevations of properties along Camden Mews. It is considered that the excessive height, depth 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. The proposal is also contrary to the CSCACAMS which encourages the siting of bin stores away from the main frontage of the building.3.5 CPG1 states that “materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas”. The proposed materials, western red cedar slats with aluminium edging, 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. 3.6 During a site visit it is noted that No.84 Camden Mews has built a timber bike store to the front elevation, which was granted planning permission in 2010 (ref. 2010/4473/P). However, this was erected within the front curtilage of their site and not built on the public footpath, therefore it cannot be considered as a precedent for this application. In addition, the timber materials of this store respect the character of No.84 as it matches the existing timber features found on the host property.3.7 Overall the proposal is not considered to be sufficiently subordinate to the host dwelling 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 addition to the front elevation of the host building and thereby fails to preserve and enhance the character and appearance of the streetscene and conservation area, contrary to policies D1, D2, CPG1, and Camden Square Conservation Area Character Appraisal and Management Strategy.**4. Amenity & Highways**4.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours. Policy T1 of the Camden Local Plan advises the Council’s aim is to promote sustainable transport choices and prioritise pedestrian and cyclist needs and ensuring sustainable transport will be the primary means of travel. To encourage walking, the Council will seek among other things to improve the pedestrian environment. 4.2The proposed bike and bin store would cover part of the public footpath in front of the property and the doors will open out onto the road, a depth of 0.8m of the footpath will remain between the proposal and the road and a depth of 0.2m would be accessible when the doors are open. It is considered that access to the stores would be restricted when a car is parked in front of either store. It is noted that the applicant has not served notice on the highways department on their intention to build on the public footpath. Therefore this proposal would result in a narrower pavement and impede pedestrian movement which is considered to cause detrimental harm to pedestrian safety and amenity, contrary to policies A1 and T1 of Camden’s Local Plan. 4.3 The proposal would not result in a reduction of sunlight, daylight, outlook or privacy to the neighbouring property given its siting and height.**5. Recommendation** 5.1 Refuse planning permission. |