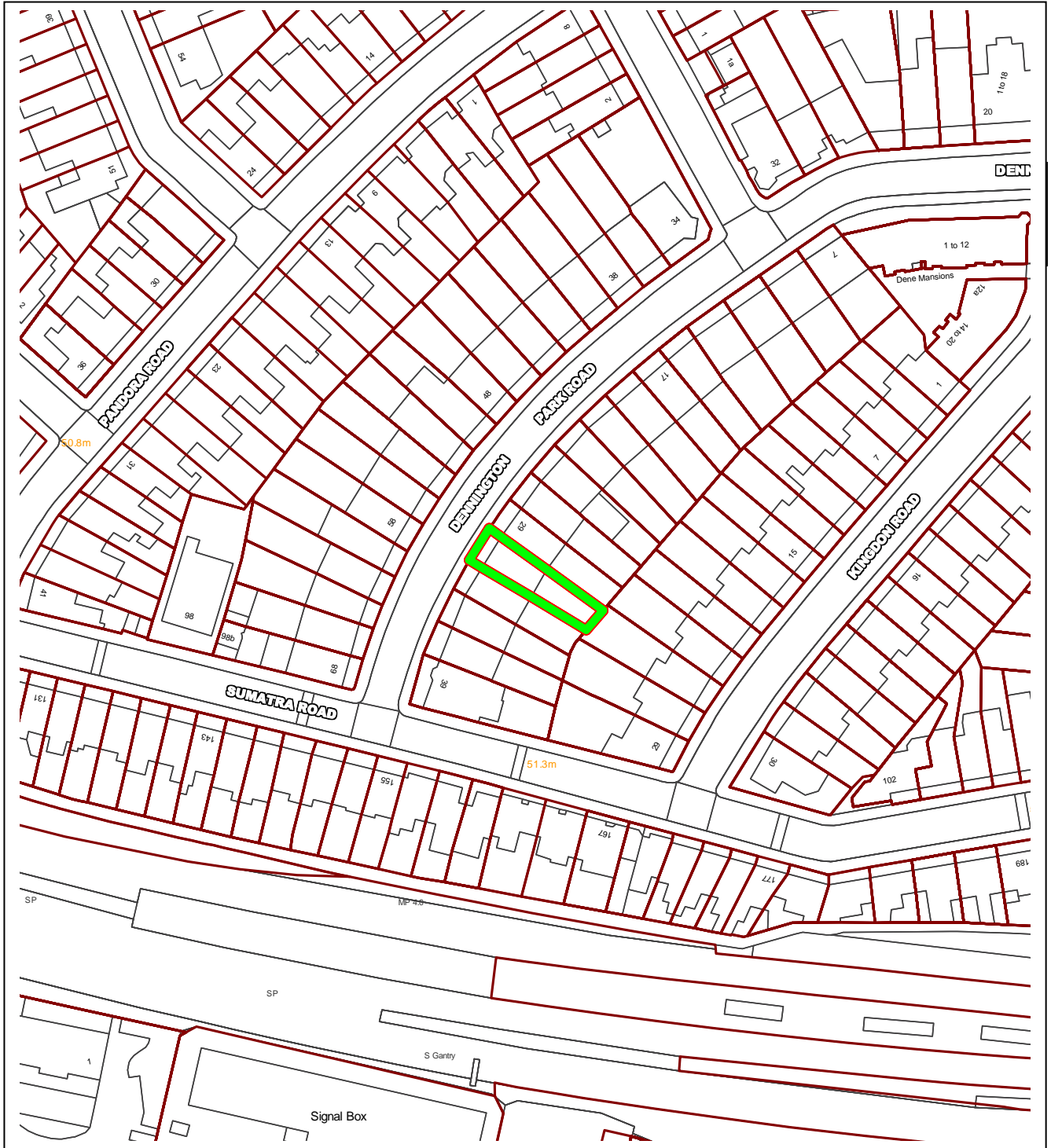


31A Dennington Park Road, London
NW6 1BB ref. 2018/6007/P



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Photo 1 (above): Side boundary shared with 29 Dennington Park Road



Photo 2 (above): View of rear elevation of the host building, from rear garden



Photo 3 (above): View from lower ground hard landscaped area behind host property, looking towards rear garden



Photo 4 (above): View of side boundary shared with no. 33 Dennington Park Road



Photo 5 (above): View of side boundary shared with 29 Dennington Park Road



Photo 6 (above): View of rear elevation from rear garden



Photo 7 (above): View of rear garden, boundary treatment and paraphernalia

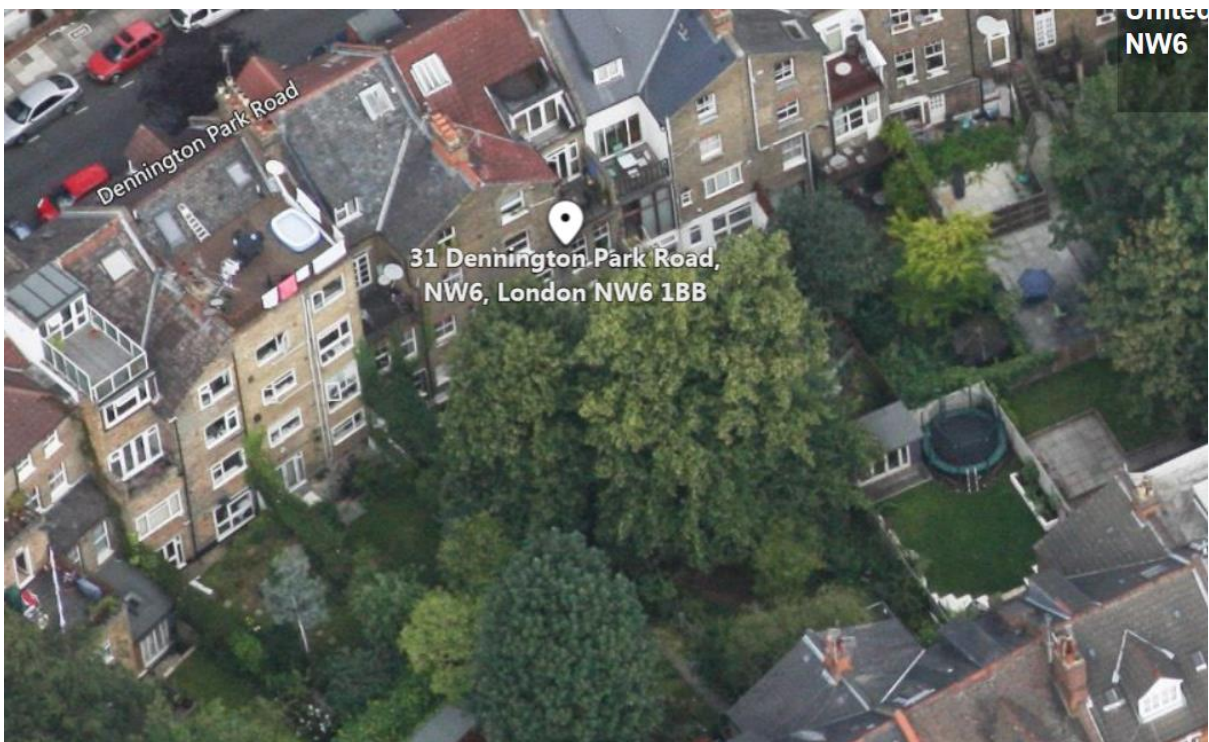


Photo 8 (above): Aerial view of host and surrounding properties

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date: 01/02/2019	
		N/A / attached		Consultation Expiry Date: 24/01/2018	
Officer			Application Number(s)		
Josh Lawlor			2018/6007/P		
Application Address			Drawing Numbers		
Lower Ground Floor Flat 31A Dennington Park Road London NW6 1BB			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of outbuilding to rear of garden.					
Recommendation:		Grant Conditional Planning Permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Summary of consultation:		Site notices were displayed near to the site from 21/12/2018.			
Adjoining Occupiers:		No. of responses	5	No. of objections	5
Summary of consultation responses:		<p>Objections were received from 4 addresses on Dennington Park road and 1 address on Kingdon Road. In summary, the objections related to:</p> <ol style="list-style-type: none"> 1. Overdevelopment when taken together with (approved) application 2018/5125/P for a lower ground floor rear extension 2. Structure which affects amenity, loss of views, sense of space and potentially light 3. Removal of almost entire garden 4. Introduction of a reflection pool and its maintenance 			

5. Extends too deep into rear garden/excavation of garden and loss of garden space
6. Impact on tree roots

Officer response:

1. *The outbuilding is of an acceptable scale and is in proportion with the host building, garden space and approved development.*
2. *Due to the location, scale and nature of the proposal it is not considered that there would be a material impact on the issues raised. The outbuilding would be at the rearmost part of the garden on lowered ground and not be significantly higher than the maximum allowed boundary treatment under permitted development (2m).*
3. *The remaining amount of garden space would be adequate and in accordance with the prevailing pattern of development. The proposal would occupy what is now a deposit of excavated earth and an existing shed.*
4. *The applicant has confirmed that the reflection pool would be a self-maintaining feature, and that the water would not stagnate.*
5. *Please see points 1, 2 and 3 above.*
6. *An arboricultural report has been submitted to show that there would be no harm to any mature trees, a condition is recommended that would require the tree protection measures to be installed in accordance with the method statement of the arboricultural report. The Council's Tree and Landscape Officer has assessed the report and considered it to be in accordance with policy.*

In addition to the above responses, please see the design, amenity, and trees section of this report for a more detailed response.

Site Description

The application site relates to a lower ground floor flat situated within a five storey (including loft) terraced building. The site is divided into 4 self-contained flats (Class C3), at lower ground, ground, and upper floor levels. The site is not located within a conservation area nor is it listed.

The host property has a relatively deep sloping garden, characteristic of the surrounding area. The host garden benefits from paraphernalia within its rearmost section, including deposited excavated earth, a small garden shed and raised landscaping features.

Relevant History

14430 – Conversion of No.31 Dennington Park Rd, to provide 4 self-contained flats – Granted subject to planning conditions on 19/02/1973

2011/4119/P – Erection of a summer house in rear garden following removal of existing sheds to residential flat (Class 3) – Granted subject to planning conditions on 11/04/2012. *Officers note that this proposal is similar in size, location, design and scale to the proposal here. The permission has expired and was consented under the previous plan period. It therefore has limited weight.*

2018/5125/P - Erection of single storey lower ground floor rear extension – Granted subject to planning conditions on 16/01/2019

Relevant policies

National Planning Policy Framework 2018

The London Plan 2016

Draft New London Plan showing Minor Suggested Changes (13 August 2018)

Camden Local Plan (2017)

A1 Managing the Impact of Development

A3 Biodiversity

D1 Design

CC2 Adapting to climate change

Camden Planning Guidance (CPG):

CPG 1 – Design

CPG 6 – Amenity

The Fortune Green Neighbourhood Plan 2015

Policy 2: Design and Character

Policy 18: Trees

Assessment

1. The proposal

1.1. The erection of an outbuilding (for ancillary use in association with the residential flat) which has a height of 2.4m in height, width of 4.8m and length of 2.9m. The outbuilding would be timber clad, with full height glazed sliding doors and sedum roof. There will be a timber framed trellis with planting in front of the glazing in order to provide privacy. The removal of the debris deposit would not require a Basement Impact Assessment, as this is loose material that would not impact stability or flooding. The debris has been deposited and does not represent the natural ground level.

2. Revisions

2.1. The roof plan has been amended to feature a green sedum roof.

3. Assessment

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

- The effects upon the character and appearance of the host property, streetscene and local area (Design)
- The effects on the residential amenities of neighbouring occupiers (Residential Amenity)

4. Design

4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy 2 Design and Character of the Fortune Green and West Hampstead Neighbourhood Plan require development to be in character and proportion with its context and setting.

4.2. The proposed outbuilding would be of a proportionate size and scale and would retain a reasonably sized garden where mature vegetation could be sustained. The proposed materials are considered appropriate for a back garden development and the proposed green roof and green screen would assist to integrate the structure in the garden, minimising its visual impact. The timber cladding would mature and provide a pleasant material finish. The removal of the existing old sheds and debris deposit is welcome in design terms, leading to the rationalisation and improvement to this dilapidated part of the garden.

5. Residential Amenity

5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.

5.2. The proposed outbuilding is positioned towards the end of the garden. Officers therefore consider the proposal would be located a sufficient distance away from neighbouring windows to not impact residential amenity in terms of loss of outlook, added sense of enclosure or loss of privacy. Furthermore its overall height in relation to the surrounding boundary treatment and gardens is considered acceptable and would have a minimal impact on neighbouring occupiers.

5.3. The summerhouse would feature a window facing the flats at 31 Dennington Park Road at a distance of 10.8m. Screening is proposed (by way of a trellis and vegetation) to block views into the outbuilding from the upper level flats at 31 Dennington Park Road. A condition is recommended to provide sufficient screening. Further to the incorporated screening, it is noted that the outbuilding would provide no worse overlooking opportunities than general use of the garden area by occupiers who benefit from it.

6. Trees

6.1. There are large mature trees on the neighbouring garden to the rear. Although the area is not a conservation area, the existing trees are considered to be important visual elements, which also increase biodiversity.

6.2. The arboricultural report produced by Tamla Trees has been assessed by the Council's Tree and Landscaping Officer. The report demonstrates that the proposal would not cause harm to mature trees and therefore meets the requirements of policies A2 and A3. A condition is attached to the decision to require the tree protection measures to be installed in accordance with the method statement of the arboricultural Report

7. Conclusion

7.1. The proposed development is considered acceptable in terms of design and impact on neighbouring residential amenity. The development is deemed consistent with the objectives and policies identified above.

8. Recommendation

8.1. 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 28th January 2019, 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 and search for 'Members Briefing'

Application ref: 2018/6007/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 23 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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RML Architecture Ltd
12 Albion Street
Brighton
BN2 9NE
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Lower Ground Floor Flat
31A Dennington Park Road
London
NW6 1BB

DECISION

Proposal: Erection of outbuilding to rear of garden.

Drawing Nos: Site Location Plan, 3519-E-03, 3519-E-02, 3519-E-01, 3519-P2-002_B, 3519-P2-101, BS5837 Arborticultural Impact Assessment (ref: 02989R)

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 [Site Location Plan, 3519-E-03, 3519-E-02, 3519-E-01, 3519-P2-002_B, 3519-P2-101, BS5837 Arborticultural Impact Assessment (ref: 02989R)]

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

- 3 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the method statement of the Arboricultural Report prepared by Talma Trees (December 2018). The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and Policy 18 of the Fortune Green Neighbourhood Plan 2015.

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green Neighbourhood Plan 2015.

- 5 The use of the outbuilding hereby approved shall remain ancillary to the use of the main dwellinghouse (ground floor flat 31 Dennington Park Road) and the outbuilding shall not be used as an independent, self-contained residential unit.

Reason: The outbuilding is not suitable for use as an independent, self-contained residential unit by reason of its standard of accommodation and position in relation to the main dwellinghouse.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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

DECISION