

CONSULTATION SUMMARY

Case reference number(s)

2021/0582/P

Case Officer:

Amy Ly

Application Address:

36A Estelle Road

London

NW3 2JY

Proposal(s)

Erection of rear garden shed following demolition of existing shed (Retrospective)

Representations

Consultations:	No. notified	0	No. of responses	3	No. of objections	2
					No of comments	1
					No of support	0

Summary of representations

A site notice was displayed on 21/04/2021 and expired on 15/05/2021.

A press notice was displayed on 22/04/2021 and expired on 16/05/2021.

(Officer response(s) in italics)

The neighbour at 38 Estelle Road has objected to the proposed scheme on the following grounds:

- Proposal is contrary to Camden's Planning Guidance, causing harm to amenity, biodiversity and character of the area.
 - o The proposed shed is located in an appropriate position within the host garden and retains an acceptable amount of garden space. The eaves height of the proposed shed only project

beyond the boundary fence very slightly. Due to the modest scale and detailed design of the proposed structure would preserve the character and appearance of the garden space and the wider area.

- Proposed structure was built before acquiring planning permission.
 - o The planning process allows for development to be assessed retrospectively, in line with Camden policies and guidance to which this complies.
- Proposal has not been built as a temporary structure.
 - o The proposed structure has been built on top of a suspended timber floor base with screw piles installed into the ground, to maintain the wellbeing of the neighbouring ash tree. The shed has a temporary nature given it has not been built on a concrete base and can be removed at a later date, if so desired.
- Proposal is contrary to Camden's Planning Guidance on impact on neighbouring amenity in terms of loss of privacy and overbearing.
 - o The garden structure has a modest footprint and scale and is not considered to result in overbearing given the current site context and its position away from main buildings. A small window on the west elevation has been proposed to apply obscured film to remove any harmful impact of overlooking into the first floor windows of 34, 36 and 38 Estelle Road. The windows on the south elevation are set in and do not exceed the height of the boundary fence with 34 Estelle Road, which it faces.
- No proposed soft landscaping to reduce harmful impacts of development
 - o Whilst it is recognised that the proposed structure sits along side the boundaries to the west and the rear, due to its modest scale there would still be a good proportion of the host garden retained to accommodate soft landscaping.
- Existing Ash tree would not screen the proposed development
 - o Due to the scale and projection of the garden structure, there would be minimal impact on the neighbouring and host properties. It is not expected that the tree will completely

screen the development, nor is there a reliance on greenery to act as screening, in this instance.

- Intensifying the use of garden space
 - Due to the size and scale of the proposed outbuilding, this would be incidental to the residential purpose of the host dwelling house and therefore would not result in an intensified use of the garden space in a harmful manner. A compliance condition has been attached in this regard.

The neighbour at 35 Savernake Road has no objection to the proposed scheme subject to the following grounds:

- The height of the shed should not be greater than the fence height.
 - The eaves height of the proposed structure only projects slightly above the boundary fences by 16cm and therefore is not considered to result in loss of outlook.
- Proposal should have a solid foundation to ensure no foxes or rodents nest underneath the shed.
 - The proposed structure sits on top of a base installed with screw piles to ensure no harm to the Ash tree roots underneath. The issue of foxes and rodents are not considered a material planning consideration and sit beyond the remits of Planning Department. You can contact Camden Environmental Health department if the issue persists. [Environmental issues - Camden Council](#)

Recommendation:-

Grant conditional planning permission