

Agenda Item 04

Supplementary Information Planning Committee on 16 November, 2016

Case No. 16/4104

Location 3 The Grove, London, NW9 0TL
Description Reduction in the overall roof height of the single storey rear outbuilding from 2.85m to 2.5m

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Further discussion regarding the Enforcement Appeal Decision for the existing outbuilding

- The outbuilding as constructed is 35 cm higher than the maximum height for an outbuilding that could be constructed adjacent to the boundary under Permitted Development (i.e. 2.85 m high as built compared to 2.5m which could be built under Permitted Development);
- The Inspector for the Planning Enforcement appeal noted that "a building of a height of 2.5m would be less intrusive above the boundary screening";
- However, the Inspector also specified that he had considered whether the harmful impact of the existing outbuilding could be reduced by imposing a condition to reduce its height, also specifying that a condition could also be imposed to require all of the external elevations to be rendered or painted, or to apply a trellis to the external walls. The inspector noted that while the basic appearance could be improved, it would not mitigate the harm caused by the overall massing of the structure, and that there is insufficient space around the building to allow landscape screening.

Having considered the outbuilding as altered (proposed height reduced to 2.5 m), the site context which includes the presence of outbuildings in some of the surrounding gardens and the size of an outbuilding that can be constructed under "Permitted Development", officers consider that the outbuilding (as altered by the proposal) does not result in an unduly detrimental impact on the amenities of surrounding occupants.

Recommendation: Remains approval

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