

Mr Edward Hodgson
Planning Services
London Borough of Camden
5 Pancras Square
London
N1C 4AG

22 May 2023

Dear Edward,

Town and Country Planning Act 1990 (As Amended)
Householder Planning Application with Conservation Area Consent - Proposed Erection of Single Storey Outbuilding with a Flat Roof as well as Installation of Replacement Boundary Fencing at 2m High at No. 15 Crediton Hill, London, NW6 1HS

On behalf of the applicant, Mr & Mrs Warren, I hereby submit the above Householder application to the London Borough of Camden (the Local Planning Authority [LPA]).

The LDC application comprises of this cover letter and the following:

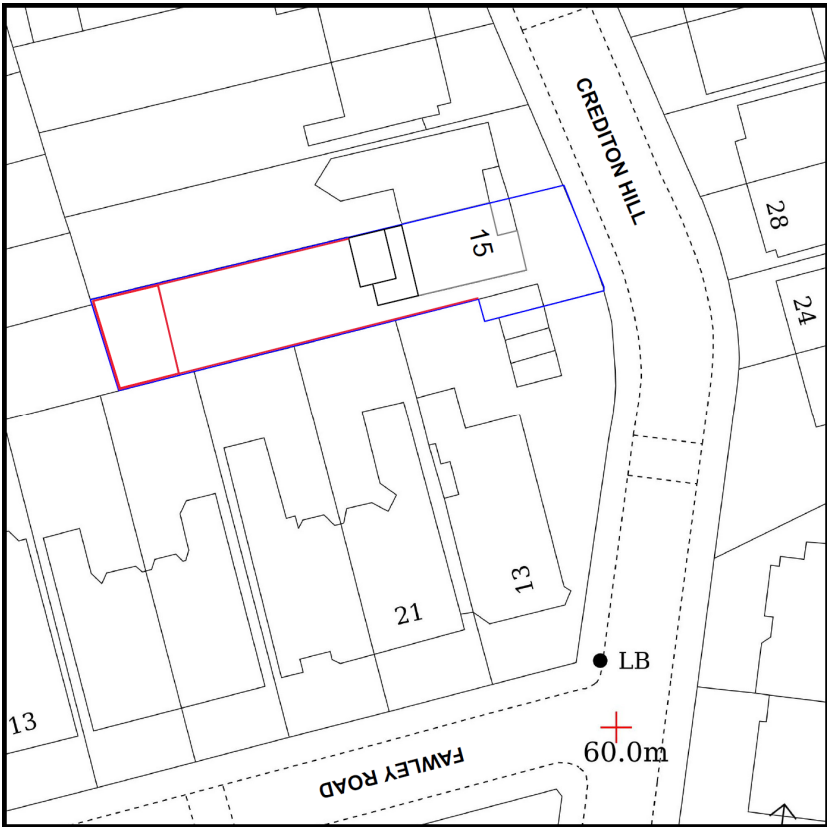
- Completed application form;
- Arboricultural Impact Assessment; Method Statement & Tree Protection Plan; and
- Planning drawings:
 - Site Location Plan – Drawing Ref. CH_EX_LP_RevB_A6
 - Block Plan – CH_PP_BP_RevB_A6
 - Existing Site Layout Plan – CH_EX_SLP_RevB_A6
 - Proposed Site Layout Plan – CH_PP_SLP_RevB_A6
 - Proposed Ground Floor Plan – CH_PP_GA_GF_RevB_A6
 - Proposed Roof Plan – CH_PP_RP_RevB_A6
 - Proposed Foundation Plan – CH_PP_FP_RevC_A6
 - Existing North Elevation – CH_EX_GE_North_RevB_A1
 - Proposed North Elevation – CH_PP_GE_North_RevB_A6
 - Proposed East Elevation – CH_PP_GE_East_RevB_A6
 - Existing South Elevation – CH_EX_GE_South_RevB_A1
 - Proposed South Elevation – CH_PP_GE_South_RevB_A6
 - Proposed West Elevation – CH_PP_GE_West_RevB_A6

The relevant planning application fee of **£206.00 + £64.00** Portal Admin Fee has been paid online.

Site Location

As shown in **Figure 1**, the application site is located on the western side of Crediton Hill and accommodates a two-storey brick-built semi-detached dwelling with an existing single storey rear extension / conservatory as well as a single storey garage outbuilding to the southern edge of the application site. The site has a relatively large rear garden with no existing outbuilding at the rear garden area. The boundary fencing in the rear garden area is at approximately 1.7m high but that a large part of this needs replacing.

Figure 1 – Site Location, Aerial Views, and Site Photos





North-westward View



North-eastward View



Rear Elevation (West Elevation)





Rear Garden





Rear Garden

The application site is located within the West End Green Conservation Area but is not a statutorily Listed Building (NB. the nearest Listed Building is the Grade II* listed Hampstead Synagogue located approx. 215m south-west of the site). The site is also not a Locally Listed Building.

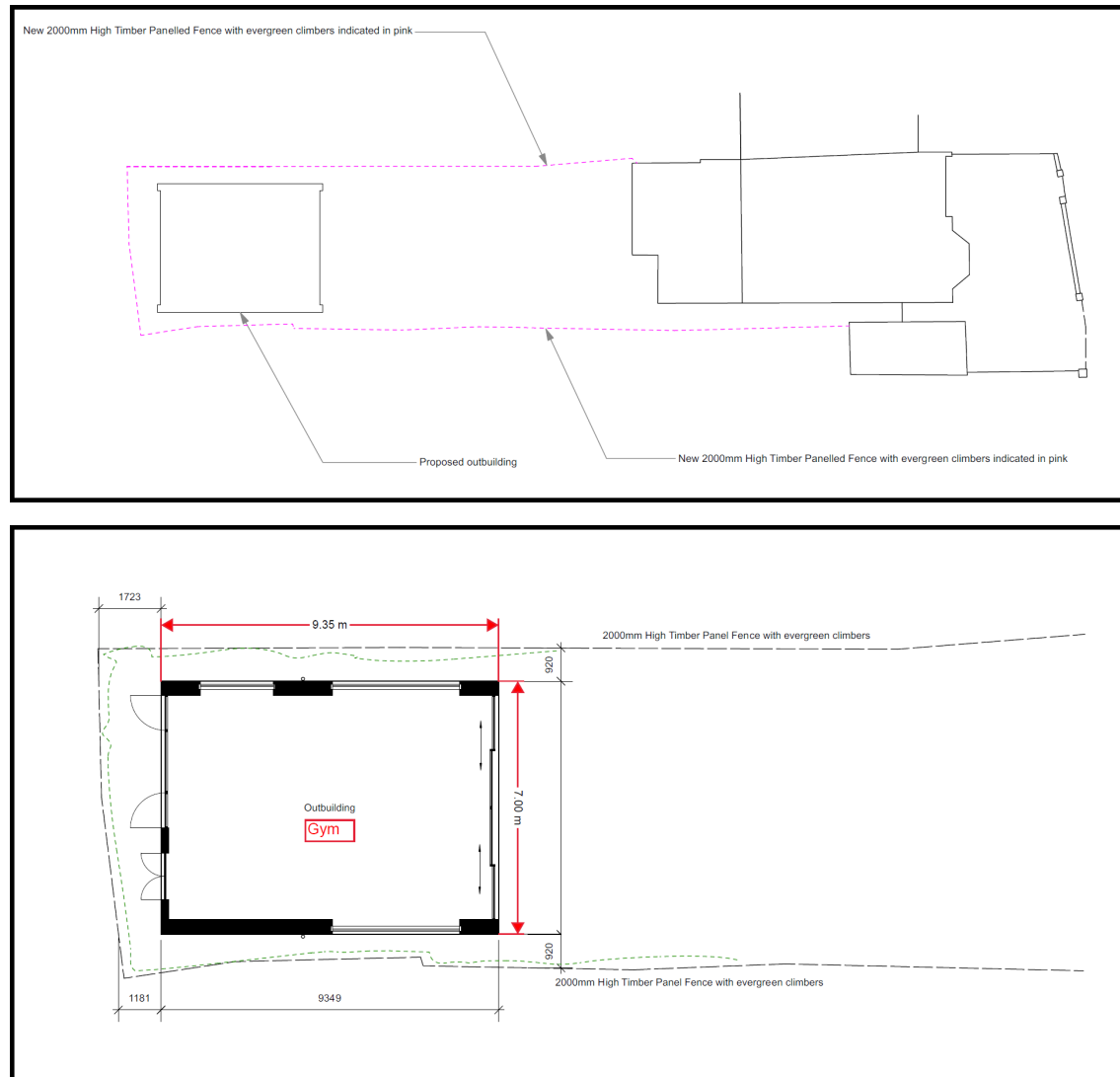
Figure 2 – Map of West End Green Conservation Area



Relevant Planning History

As shown in **Figure 3**, a previous and similarly sized proposed outbuilding LDC was granted by the LPA on 3 March 2023 (LPA Ref. 2022/5543/P). The outbuilding would be 2.5m high (flat roof) by approx. 7m wide by 9.35m deep.

Figure 3 – Outbuilding as granted under 2022/5543/P



The applicant now proposes a new outbuilding proposal to have a smaller development footprint (when compared to LDC approval 2022/5543/P) – in particular a reduced depth from 9.35m to 7m in order to preserve a slightly larger garden area. However, the height of the outbuilding will need to be slightly higher at 2.95m in order to achieve sufficient internal height whilst having appropriate building foundation (via ground screws) to minimise impact to the Root Protection Area (RPA) of surrounding trees.

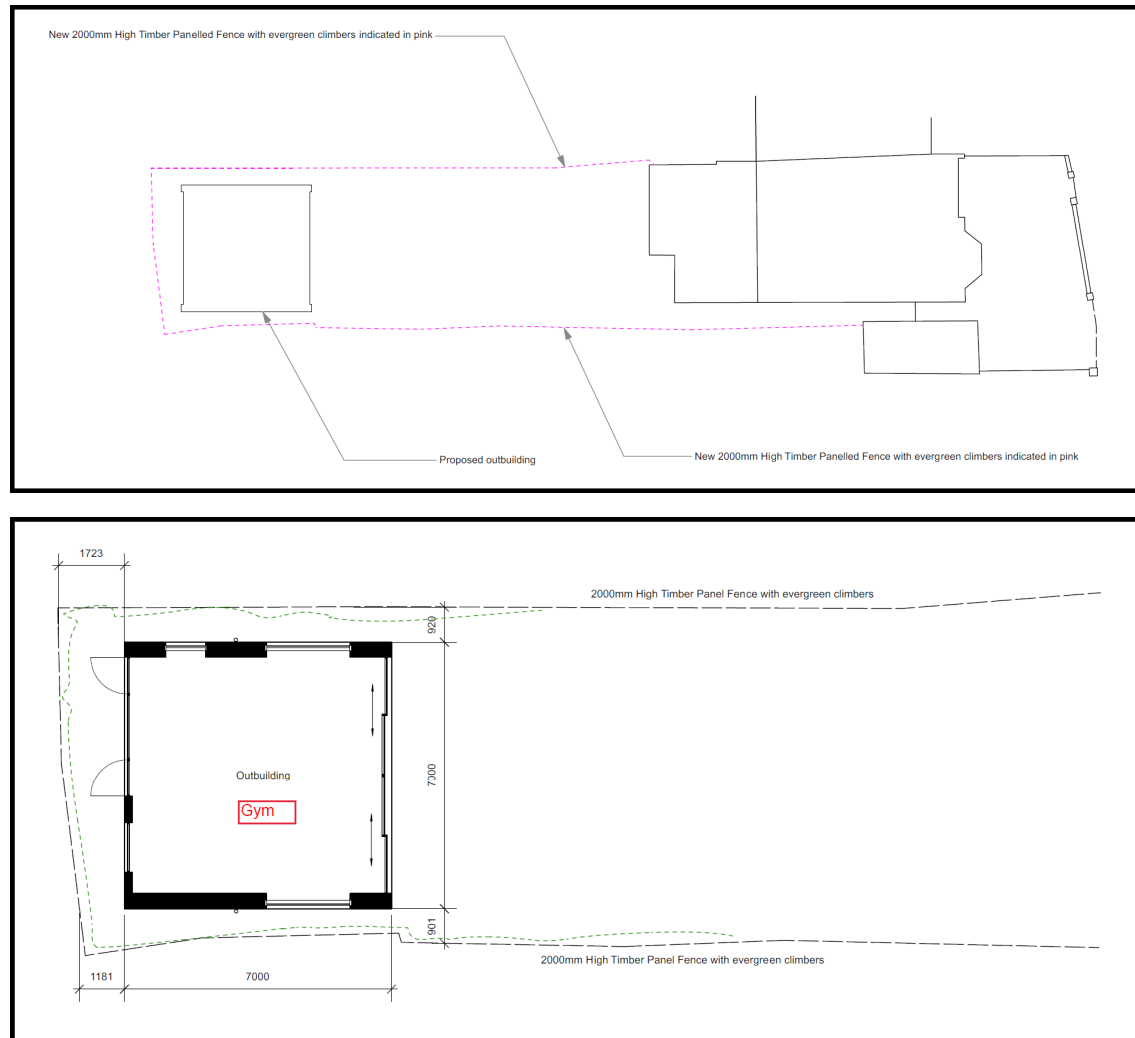
Proposed Development

The proposed development comprises of the erection of a single storey outbuilding (for incidental gym use) with a flat roof at the bottom of the rear garden that would measure approximately 7m wide

by 7m in length and 2.95m high (with a flat roof). In terms of size and massing of the outbuilding this is very similar to the approved scheme under 2022/5543/P. The revised scheme is 16.45sqm smaller than the previously approved scheme under permitted development; but that it is 0.45m higher in order to achieve a better floor to ceiling height whilst needing to implement ground screw foundation in order to better protect the surrounding trees.

The proposal also includes the erection of replacement timber boundary fencing at 2m high and within the rear garden area (see **Figure 4**). Note the new fencing is actually permitted development as it has already been approved via the LDC consent 2022/5543/P.

Figure 4 – New Outbuilding Design



Planning Considerations

The proposed development is now effectively smaller in terms of building footprint when compared to the previously approved permitted development scheme. Whilst the height is slightly higher by 0.45m, we consider such increase in height is a minor change and would still preserve the character and appearance of the Conservation Area as the scale and massing remain appropriate.

The submitted Arboricultural Report demonstrates that the proposed ground screw foundation treatment will adequately protect surrounding trees.

The windows and doorway proposed are considered not to amount to loss of privacy to neighbouring properties due to proposed height of new boundary fencing at 2m high – thus minimising overlooking.

In terms of the proposed replacement boundary fencing at the rear garden (2m high max), this is considered permitted development under Schedule 2, Part 2, Class A (Gates, Fences, Walls etc).

<p style="text-align: center;"><i>Class A – gates, fences, walls etc</i></p> <p>Permitted development</p> <p><i>A. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.</i></p> <p>Development not permitted</p> <p>A.1 Development is not permitted by Class A if—</p> <p>(a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed—</p> <p>(i) for a school, 2 metres above ground level, provided that any part of the gate, fence, wall or means of enclosure which is more than 1 metre above ground level does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons;</p> <p>(ii) in any other case, 1 metre above ground level;</p> <p>(b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level;</p> <p>(c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or</p> <p>(d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.</p> <p>Interpretation of Class A</p> <p>A.2 For the purposes of Class A, “school” includes—</p> <p>(a) premises which have changed use under Class S or T of Part 3 of this Schedule (changes of use) to become a state-funded school or registered nursery as defined in paragraph X of Part 3; and</p> <p>(b) a building permitted by Class C of Part 4 of this Schedule (temporary buildings and uses) to be used temporarily as a school, from the date the local planning authority is notified as provided in paragraph C.2(b) of Part 4.</p>
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In light of the above, we trust that this Householder Application can be granted accordingly.

Yours sincerely,

Wai-kit Cheung BSc(Hons), DipTP, MRTPI

Chartered Town Planner/ Independent Planning Consultant