



30th June 2023
Our Ref: 23.5040

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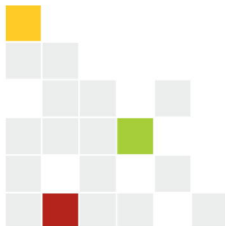
Dear Sir/Madam,

Re: Planning Application – Land to the north of and including 3a Upper Park Road, Camden, NW3 2UN

We write on behalf of our client, Mr and Mrs Vorderwuelbecke, to submit a planning application to demolish the remaining section of brick wall located along the northern boundary of 3a Upper Park Road, Camden, NW3 2UN (the Site) to the London Borough of Camden ('LBC'). The proposals also include a replacement fence above existing brick wall along western boundary, the erection of a new solid timber fence to infill the section along the western boundary and a new solid timber fence above the existing brick wall along the eastern boundary of the small parcel of land (part of Troyes House) located along the northern boundary of 3a Upper Park Road. The development proposals will result in this small parcel of land being included within the site boundary of 3a Upper Park Road.

Please find the following documents enclosed with the planning application:

Document	Consultant
Arboricultural Impact Report	Liam McGough Tree Services
Design and Access Statement	Studio McW
Location Plan (Drawing No.001) Proposed Site Location Plan (Drawing No. 002) Existing Block Plan (Drawing No. 003) Proposed Block Plan (Drawing No.004) Existing Ground Plan (Drawing No. 100) Existing Side Elevation (Drawing No.110) Demolition Ground Plan (Drawing No.150)	Studio McW



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Proposed Ground Plan (Drawing No.300)	
Proposed Side Elevation (Drawing No.310)	

Site and Surroundings

The Site comprises a small section of land forming part of the Troyes House development located at Lawn Road, London, NW3 2XT, currently in the Council's ownership, and 3a Upper Park Road, London, NW3 2UN, which is owned and occupied by the applicant. The small section of land is located along the northern boundary of 3a Upper Park Road and. The parcel of land comprises a large Horse Chestnut tree.

The Site's northern and eastern boundaries border the sub-station building and the communal gardens of the Troyes House development. The access road is located to the west of the Site.

The Site falls within the Park Hill and Upper Park Road Conservation Area designation. For clarity, 3a Upper Park Road is not locally or statutorily listed, nor is it identified in the Conservation Area Appraisal and Management Plan as a positive, neutral or negative contributor.

Background

The applicant has been liaising with the Council since 2014 on the purchase of the land subject of this planning application. The Council have agreed to the sale of the land subject to the applicant applying for planning permission for the erection of the solid timber fences along the boundary walls.

The roots of the Horse Chestnut tree situated on the raised bed within the Site boundary has led to the boundary wall separating the small parcel of land and 3a Upper Park Road to fall away. In 2020 the Council attended the site and removed the section of wall damaged by the tree roots. The Council agreed in email correspondence dated 6th February 2023 that the wall removed did not need to be replaced but that planning permission would be required to remove the remaining sections of the wall.

As outlined in Arboricultural Impact Report, prepared by Liam McGough, the tree is in good health and not in danger of falling.

Planning Policy

The development plan for LBC comprises the London Plan (2021) and Camden Local Plan (2017). There are also a range of supplementary planning documents which have been adopted by the Council which aim to guide development across the borough. Of relevance to this application is the Amenity CPG (2021), Design CPG (2021) Parkhill and Upper Park Road Conservation Area Appraisal and Management Plan (2011).

The National Planning Policy Framework (NPPF) (2021) is a key material consideration in the determination of all planning applications.

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Development Proposals

The development proposals involve the demolition of remaining section of brick wall separating the small section of land and the rear private garden of no.3a Upper Park Road, as agreed in email correspondence with the Council dated 6th February 2023.

The proposals also include a replacement fence above existing brick wall along western boundary and the erection of a new solid timber fence along the western boundary and a new solid timber fence above the existing brick wall along the eastern boundary to infill the new section of land, as shown on Proposed Ground Plan (Drawing No.300) and Proposed Site Elevation (Drawing No.310).

The erection of the two new infill fences will secure this small section of land within the private rear garden of no.3a.

Planning and Heritage Assessment

Design and Heritage

Paragraph 197 of the NPPF states that when determining planning applications, local planning authorities should take account of;

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness

Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Camden Local Plan Policy D1 (Design) states that the Council will seek high quality design which respects local context and character. Policy D2 (Heritage) states the Council will require that development within conservation areas preserves or, where possible, enhances the character and appearance of the area.

As set out above, the Council demolished the central section the brick boundary wall between no.3a's rear private garden and the small section of land comprises the Horse Chestnut Tree. This planning application seeks to remove the remaining two sections of the brick wall separating the two sites. The brick wall is considered to be of low heritage value given that the Council have agreed that the brick wall can be demolished.

The proposed replacement solid timber fence above the existing brick wall along the western boundary will match the existing situation. As such, the proposal will continue to preserve the character and appearance of the conservation area.

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The proposed infill solid timber fence will be discretely located along the eastern and western boundary walls of the Site and will be barely visible from any public highway or footpath. The proposed materiality of solid timber is a commonly used material elsewhere in the conservation area.

As outlined above, the property is not identified in the Conservation Area Appraisal as a positive contributor and given that the proposed fence is predominantly shielded from public view, it is considered that the proposal does not amount to any level of substantial harm in accordance with paragraph 199 of the NPPF. Consequently, the proposals will have no noticeable impact and the character of the wider Parkhill and Upper Park Road conservation area will continue to be preserved.

Amenity

London Plan Policy D3 requires development proposals deliver appropriate outlook, privacy and amenity. Policy D6 ensures that development proposals are of high quality design and provide adequately-sized rooms with comfortable and functional layouts.

Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight, sunlight and noise.

CPG Amenity (2021) provides specific guidance with regards to overlooking, privacy and outlook. The guidance states that extensions should be designed to protect the privacy of occupiers of both existing and proposed dwellings and be carefully designed to avoid overlooking.

The proposed erection of a new solid timber boundary fence will improve the standard of amenity for the occupier of the property by increasing the level of privacy in accordance with the objectives of Local Plan Policy A1.

Trees

As outlined in the site description, there is a Horse Chestnut Tree located within the small section of land that is the subjection of this planning application.

An Arboriculture Impact Report prepared by Liam McGough Tree Services in support of the planning application. The Report confirms that the tree is in good health and not in danger of falling with the proposed removal the remaining sections of the brick wall separating the two sites.

The proposed fences to infill the section of land are proposed above ground level and therefore will have no impact to the root protection areas of the Horse Chestnut tree.

Summary

The proposed solid timber boundary fence has been carefully designed to ensure that it meets all relevant adopted national and local planning policy objectives.

The design of the development would be of a high standard, preserving the character of the conservation area without causing any harm and improve the levels of privacy for the occupant.

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We trust you have everything required to proceed with validation, and we look forward to receiving the decision notice at the earliest opportunity. In the meantime, should you have any queries, please do not hesitate to contact me using the contact details below.

Yours sincerely



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