



# ERECTION OF A GARDEN ROOM

Planning, Design and Access Statement (including  
Heritage Statement)

80 Priory Road (Garden Flat)  
South Hampstead  
London  
NW6 3NT

October 2023

Our Ref: 3667/NAPC/RM/OW

# TABLE OF CONTENTS

<b>INTRODUCTION</b>	<b>3</b>
<b>APPLICATION SITE</b>	<b>4</b>
Site Description	4
Statutory Designations	4
<b>APPLICATION PROPOSAL</b>	<b>6</b>
<b>PLANNING POLICY CONTEXT</b>	<b>7</b>
Camden Local Plan (2017)	7
The London Plan (2021)	7
SPD's/Other Guidance Documentation	7
NPPF (2012)	7
<b>PLANNING ASSESSMENT</b>	<b>9</b>
Principle of Development	9
Layout and Siting	9
Scale and Amount	9
Garden Room Access	10
Appearance	10
<b>HERITAGE ASSESSMENT</b>	<b>11</b>
<b>CONCLUSION</b>	<b>13</b>

# INTRODUCTION

This Planning, Design and Access, and Heritage Statement has been produced to support a householder planning application seeking the erection of a garden room in the rear garden of 80 Priory Road (Garden Flat), South Hampstead, London, NW6 3NT. The use will be incidental to the enjoyment of 80 Priory Road (Garden Flat), South Hampstead, London, NW6 3NT.

This Statement provides an assessment of the application proposals against the relevant planning policy framework. The Statement focusses on the provisions of Section 38(6) of the Planning and Compulsory Act 2004 which requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This requirement is further reiterated in paragraph 2 of the National Planning Policy Framework.

Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in the exercise of planning functions, special attention should be paid to the desirability of preserving or enhancing the setting of listed buildings and the character or appearance of a conservation area.

This Statement should be read in conjunction with the other supporting documentation submitted as part of this application, which include:

- Site Location Plan
- Site Plan as Existing
- Site Plan as Proposed
- Front Elevation as Proposed Plan
- Rear Elevation as Proposed Plan
- Side Elevation as Proposed Plan
- Ground Floor Plan as Proposed Plan
- Fire Safety Strategy
- CIL Form 1

In accordance with paragraph 38 of the National Planning Policy Framework, the applicant would like to work proactively with Camden Council to reach a positive conclusion.



# APPLICATION SITE

## Site Description

The application site is located on the eastern side of Priory Road in London, within the administrative boundaries of Camden Council.

80 Priory Road comprises of a large semi-detached, Victorian, four-storey property, finished in brickwork with white windows and doors, set beneath a tiled pitched roof. This application relates to the garden flat.

To the rear of 80 Priory Road (garden flat) there is a patio with hard surfaces and the flat has direct access to the rear garden. The property benefits from ample private amenity space to the rear, and to the front of the property.

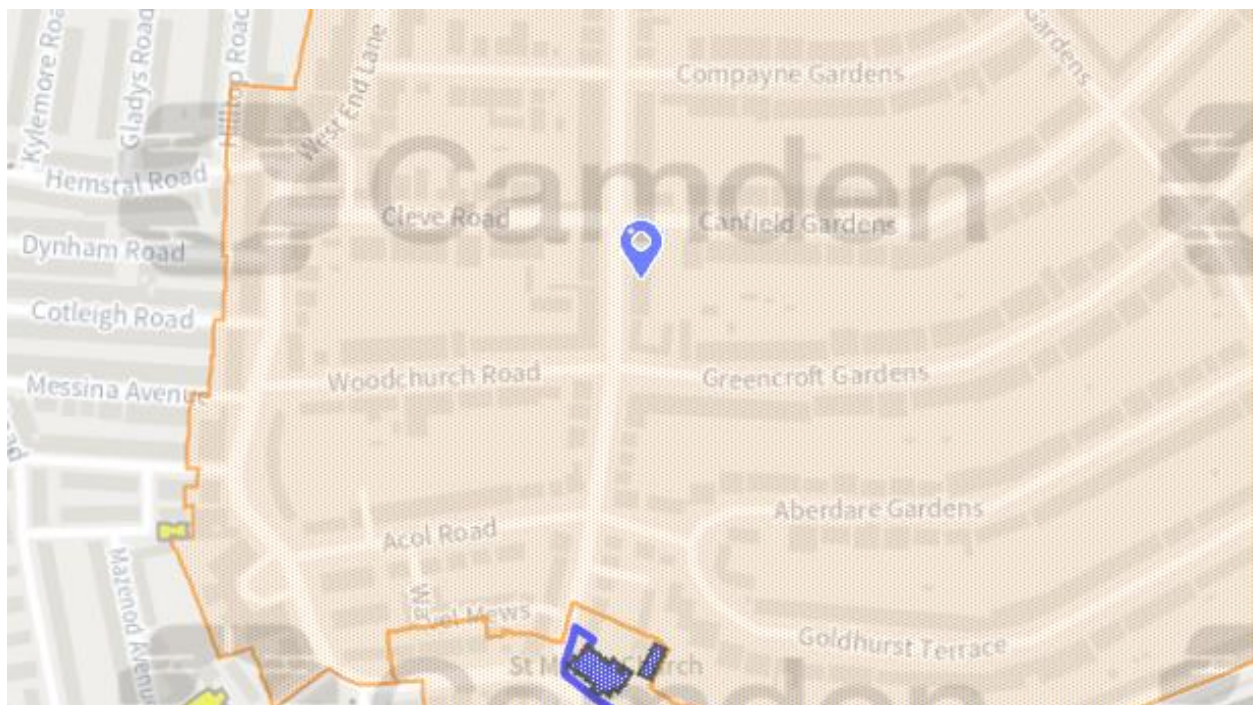
The application plot is bounded by neighbouring dwellings and gardens to the north, east, and south, and abuts Priory Road to the west. The curtilage is well defined, which provides effective screening whilst ensures that any potential impact to neighbouring amenity and the street scene is negligible.

The houses along Priory Road share a common architectural language, where the majority comprise houses in semi-detached pairs. The surrounding area is predominately residential; it is therefore not out of character to find ancillary buildings located in gardens.

## Statutory Designations

According to the Camden Council online planning mapping software, the application site is located in in the South Hampstead Conservation Area. The application site is not covered by any heritage or landscape designations.

**Figure 1 – Camden Council online planning mapping software extract**

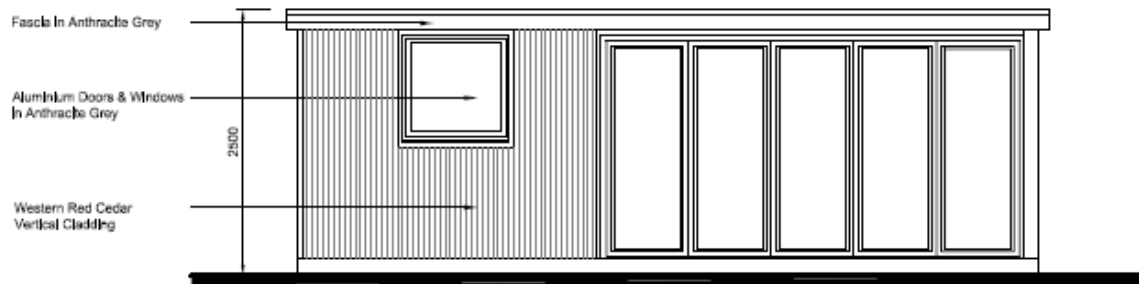


The Environment Agency's Flood Map for Planning, identifies that the application site is located within Flood Zone 1, an area categorised as the lowest probability of flooding.

# APPLICATION PROPOSAL

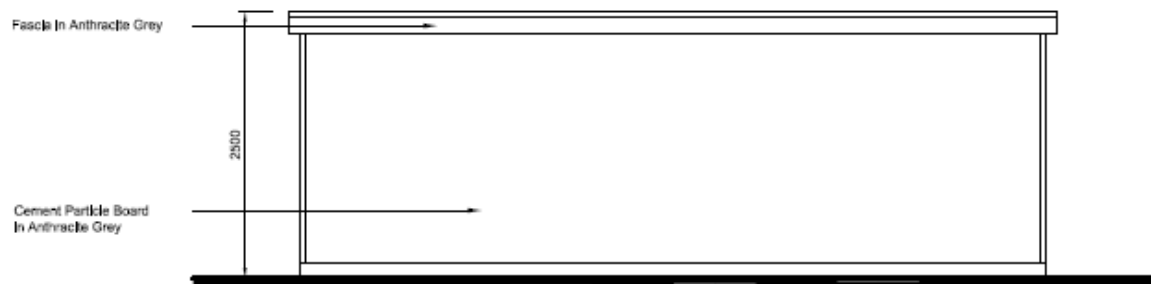
The application proposal seek to erect a incidental garden room in the rear garden of 80 Priory Road (Garden Flat), measuring 7.0m x 3.6m to be used to enjoy the garden from, with a maximum height of 2.5m.

**Figure 2 – Proposed Front Elevation**



The garden room will be of a single-storey and will comprise of vertical western red cedar cladding and a cement particle board (in anthracite grey), with aluminium doors and windows in anthracite grey.

**Figure 3 – Proposed Rear Elevation**



No separate highway access or any alterations to the existing access point are proposed, and as the application proposal is for an incidental garden room, given the type of development, does not give rise to any additional parking provision.

# PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in the exercise of planning functions, special attention be paid to the desirability of preserving or enhancing the setting of listed buildings and the character or appearance of a conservation area.

The application site is located in the administrative boundaries of Camden Council where the main development plan document includes the Camden Local Plan, adopted in July 2017. Material considerations exist in the form of the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG), Supplementary Planning Documents (SPDs), and other local and national guidance documents.

The pertinent development plan documents and planning policies, and other relevant material considerations, relevant to the determination of the application proposal are listed below.

## Camden Local Plan (2017)

- Policy C1 – Health and wellbeing
- Policy A1 – Managing the impact of development
- Policy D1 – Design
- Policy D2 – Heritage

## The London Plan (2021)

- Policy GG4 – Delivering the homes Londoners need
- Policy D4 – Delivering good design
- Policy D5 – Inclusive design
- Policy D12 – Fire safety
- Policy H12 – Supported and specialised accommodation
- Policy H13 – Specialist older persons housing

## SPD's/Other Guidance Documentation

- Camden Planning Guidance – Home Improvements SPD (2021)
- Design SPD (2021)
- South Hampstead Conservation Area Character Appraisal and Management Strategy (2011)

## NPPF (2012)

- Section 2 - Achieving Sustainable Development

- Section 6 - Building a Strong, Competitive Economy
- Section 8 - Promoting Healthy and Safe Communities
- Section 9 - Promoting Sustainable Transport
- Section 11 - Making Effective Use of Land
- Section 12 - Achieving Well-Designed Places
- Section 16 - Conserving and Enhancing the Historic Environment



# PLANNING ASSESSMENT

## Principle of Development

The proposed use is for an incidental garden room for the enjoyment of the applicant. The principle of an outbuilding in this location is supported by National and Local Planning Policy.

A garden room of this nature would usually fall under the General Permitted Development Order (GPDO), Class E, Schedule 2, Part 1. However, due to the application site relates to a garden flat permission must be sought.

Moreover, outbuildings are a common occurrence within the rear gardens of residential properties shown in a number of examples. We would like to highlight one notable recent planning application (application reference: 2023/1271/P). This concerned the “Proposed garden room outbuilding to rear garden”. This application was granted planning approval, and is in close proximity to the application property, whilst is comparable in terms of scale and positioning in its garden context.

The main considerations in this application are the impact on the neighbouring amenity and the surrounding area. The remaining section of this Statement will assess the application proposal in relation to the more site-specific issues.

## Layout and Siting

Policy D1 seeks to secure high quality design through inter alia requiring that development respects local context and character. The proposed garden room is of a high-quality design. The garden room would be sited to the far end of the rear garden. The siting and design of the garden room ensures it will assimilate into the garden context whilst remaining subservient to the application property.

The proposed garden room would not be visible from any public vantage points, the street scene, whilst would not negatively impact on any of the surrounding land uses. The location of the garden room ensures that the existing access is not affected.

Overall, we consider the garden building would assimilate within the garden, the wider context, and would visually corollate with the surrounding pattern of built development. We believe that the proposal would have no greater impact upon the surrounding area than any permitted residential paraphernalia.

## Scale and Amount

The proposed garden room will measure 7.0m x 3.6m, with a maximum height of 2.5m. The size has been considered to reflect the relationship of a traditional ancillary outbuilding, the single storey design will provide a clear subordinate appearance to the application property, and surrounding properties in terms of mass and scale.

Due to the size of the host plot, the application proposal does not look out of place when viewed together with the application property and the surrounding pattern of development.

We believe that the application proposal would have no greater impact on the surrounding area than an outbuilding which would be permitted under Class E of the GPDO. Therefore, we believe the proposed annexe in its form and size is acceptable, and in accordance with national and local planning policies.

## Garden Room Access

The only access into the garden room will be through the existing arrangement. There would be no separate highway access, or need to make any alterations to the existing access point. The application proposal is for an incidental garden room, this type of development gives rise to no additional parking needs.

## Appearance

A great deal of consideration has been given to the design and materials to ensure that the garden room appears subordinate to the application property, reflects the local character, and is sympathetic to the Conservation Area.

The garden room will not detract from the surrounding landscape; an ancillary structure is commonplace in residential gardens and overall, it contributes to the residential use of the application site.

The following materials will be used for the construction of the proposed garden room;

- **Foundations** – Screw Pile Foundation System
- **Roof Construction** – Flat Roof
- **Fenestration** – Aluminium Doors and Windows (in anthracite grey)
- **External Cladding** – Vertical western red cedar cladding and a cement particle board (in anthracite grey)

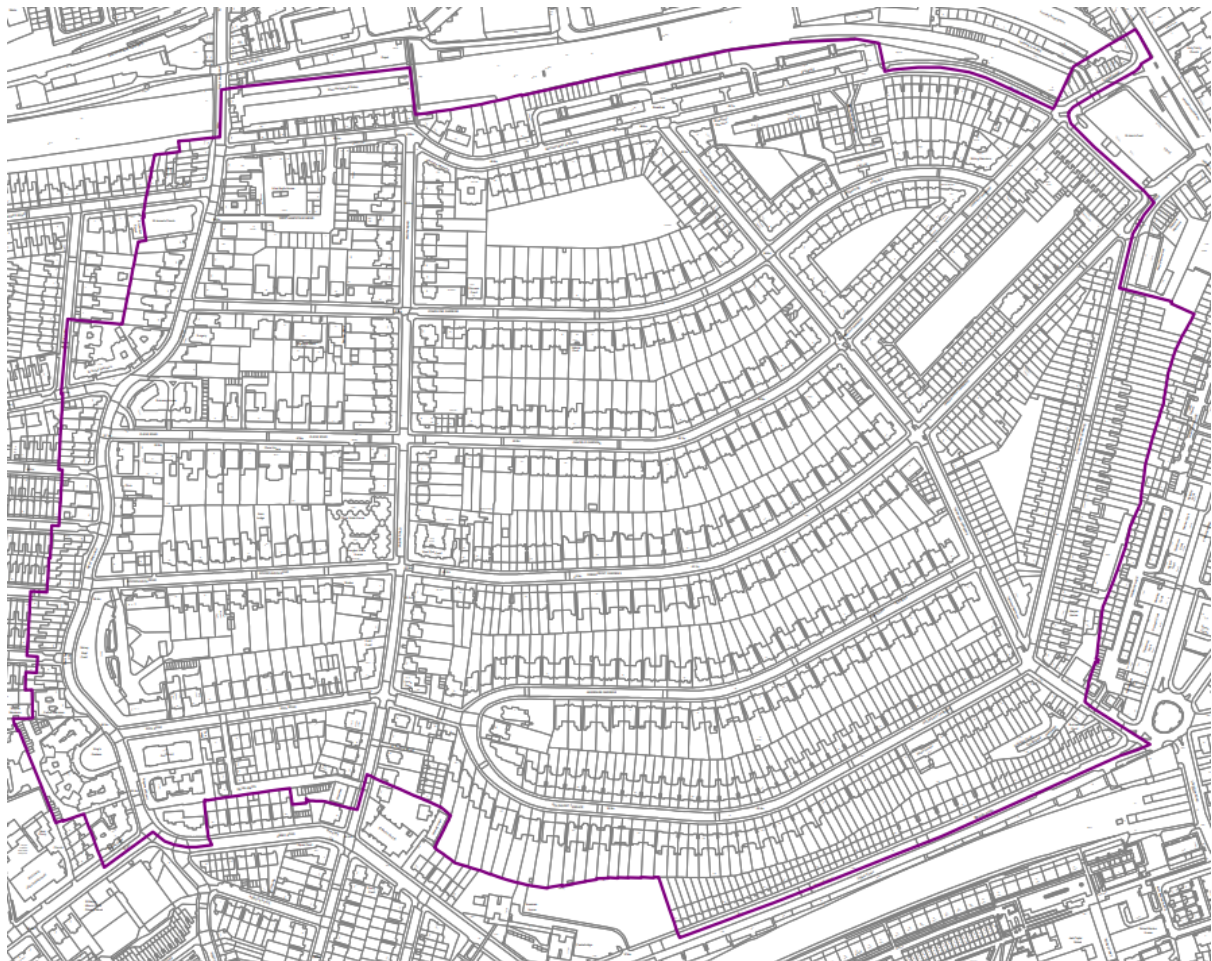
We consider the proposed materials reflect the character of the area and integrates within the garden context, without negatively impacting upon the Conservation Area.

# HERITAGE ASSESSMENT

Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in the exercise of planning functions, special attention be paid to the desirability of preserving or enhancing the setting of listed buildings and the character or appearance of a conservation area.

80 Priory Road is located in the South Hampstead Conservation Area that was known as the Swiss Cottage Conservation Area until February 2011. The Swiss Cottage Conservation Area was firstly adopted in August 1995. Within the South Hampstead Conservation Area there is only one listed building.

**Figure 4 – South Hampstead Conservation Area Map**



The proposed garden room would be of one-storey, be sited in the rear garden of 80 Priory Road (Garden Flat), would not be visible from any public vantage points, and would not detrimentally impact on the street scene, or neighbouring amenity in any regard.

The application property itself is not listed, does not have the potential to detrimentally affect any listed building, possesses no historical or architectural significance, and is not identified as a building which makes a positive contribution to the South Hampstead Conservation Area.

The design of the garden room has been carefully considered to assimilate into its surroundings. The scale appears subservient to the application property, and surrounding development within the

Conservation Area. The materials proposed are considered to appropriately integrate the garden room into the garden setting, and it will not appear out of character in the rear garden.

### **Heritage Assessment Conclusion**

On account of the above assessment, it can be concluded that the garden room will bring no material harm to the Conservation Area, and will have no negative impact upon the significance of the Conservation Area, or its architectural and historic special interest. In conclusion, therefore, it is considered that the application proposal is entirely acceptable and should be supported on heritage grounds.

# CONCLUSION

This Planning, Design and Access, and Heritage Statement has been produced to support a householder planning application seeking the erection of a garden room in the rear garden of 80 Priory Road (Garden Flat), South Hampstead, London, NW6 3NT.

The Statement focusses on the provisions of Section 38(6) of the Planning and Compulsory Act 2004 which requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This requirement is further reiterated in paragraph 2 of the National Planning Policy Framework.

Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in the exercise of planning functions, special attention be paid to the desirability of preserving or enhancing the setting of listed buildings and the character or appearance of a conservation area.

This Statement has demonstrated the application proposal complies with both national and local planning policies in terms of amenity, design, visual impact, access, and with respect to heritage.

The application proposal does not negatively impact upon any heritage assets, but rather enhances this area of the garden with a modern garden room that will support the continued use of the application property.

In conclusion, on the basis of the evidence provided, and the justification set out in this supporting Statement, and having regard to the other supporting documentation, it is respectfully requested that the application is approved without delay.