



Planning and Heritage Statement

**79 Croftdown Road
London
NW5 1EY**

November 2023

Introduction

This Planning Statement has been prepared in support for a planning application at:

'79 Croftdown Road, London NW5 1EY'

The application relates to a flat, of the above address, for which residential outbuildings require full permission, as 'Permitted Development Rights' do not apply.

The proposed development description is:

'The erection of a residential outbuilding'

This report:-

- sets out the site context and surroundings
- establishes the planning constraints
- reviews the site history
- outlines the proposal in detail, and
- sets out the planning considerations for the determination of the application

In reviewing the above, the report concludes that the proposed development should be considered in accordance with local and national planning policy and guidance, and requests that permission be granted.

Site context & surroundings

The application site is in a residential area in the Brookfield area of Camden Borough, west of Dartmouth Park.

The immediate area is characterised by residential properties lining curved residential streets. Buildings are typically two storey, and occupied either as single family dwellings, or flats. Buildings are generally of a typical inter-war suburban design (redbrick, traditionally faced).

The streets are characterised by mature hedgerows fronting the street, with properties set back from the road. Built using the 'garden suburb' principles, the area is characterised by mature trees and hedgerows along the streets, and within gardens, forming a green backdrop.

Garden areas are generally generously sized, with outbuildings within rear gardens being a frequent occurrence.

Planning Constraints

A review of the policies contained within the Local Plan and policies map identify that the site is within the Dartmouth Park Conservation Area. The Dartmouth Park Conservation Area Appraisal and Management Plan (2009) identifies the site as being within the Brookfield Estate Sub Area (6).

The site contains, or is bound closely by, three mature trees, all of which are proposed to be preserved.

No other site specific constraints have been identified.

Planning History

A review of the site history available on Camden Borough Councils website identifies no relevant planning history associated with the property.

Proposal

The proposed development comprises the construction of a single storey building to be erected to the rear of the existing primary residential building.

The proposal description is

'The erection of a residential outbuilding'

The proposed outbuilding is to be used entirely for uses incidental to the use of the main dwelling, i.e, a garden room and store.

The proposed outbuilding is:

- 7m (d) x 4.3m (w) (30.1sq.m);
- Has a 'flat' single pitched roof, with a maximum ridge height of 2.8m and an eaves height of 2.45m;
- To have UPVC windows and doors; cedar elevational treatment; grey EDPM roof.

The proposed outbuilding will be erected on **ground screws** to ensure that there is as limited as possible impact on any nearby roots. The existing outbuildings concrete base will be removed. No tree works are proposed to facilitate these works.

Planning Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, applications for development which are in accordance with these policies should be allowed unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are material considerations.

The Development Plan comprises the following documents:

- London Plan (2021)
- Local Plan (2017)
- Dartmouth Park Neighborhood Plan (2020)
- Dartmouth Park Conservation Area Appraisal and Management Plan (2009)

ASSESSMENT

Principle

The London Plan, nor the Camden Local or Dartmouth Park Neighbourhood Plan have policies for or against the principle of outbuildings with private gardens, however, it is considered that the primary issues are impact on the street scene, neighbouring amenity and trees.

Within the context of the sites Conservation Area status, Heritage impact is also considered a principle matter of consideration.

Heritage Statement

It reviewing the Local Plan suite, the most relevant policy is considered D2 of the Local Plan, which reads (in part):

Conservation areas Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and

h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Policy DC2 of the Neighbourhood Plan broadly seeks to ensure that the settings of the Heritage Asset, being the Conservation Area, Listed buildings, and Locally Listed buildings, are protected from inappropriate development.

The Neighbourhood Plan makes direct reference to the value of the buildings within the Brookfield Area and within Croftdown Road specifically as being of value. The curving nature of the street, the relationship of buildings with the street, hedgerows, and trees all form a key part of the character of the area (View 5).

The Brookfield Estate Sub Area (6) of the Conservation Area Appraisal and Management Plan identifies that views between buildings are a key characteristic of the Sub Area.

The proposed outbuilding is not anticipated to impact upon any of the key features identified within these three core policy documents, with all trees being retained, and the building being well set back within the garden. Its subservient height will reduce any risk of its being seen from the street, within the context of the substantial boundary hedgerows locally.

The proposed outbuilding is not considered to form part of a cumulative impact upon the land to the rear of the properties with regards to their urbanisation, or to the wider Conservation Area. The proposed building would not be visible from the street scene.

All trees are protected, as set out below.

It is also highlighted that the building is largely a replacement of an existing outbuilding on the site.

The proposed development is considered consistent with the guidance contained within the D2 of the Local Plan, DC2 of the Neighbourhood Plan and within the Conservation Area Appraisal.

Impact on the Character of the Area

The proposed building is of modest scale and sits to the rear of the existing property.

The proposed design of the building is to make it as subservient in appearance as possible, to limit any visual impact. The proposed building is limited in size only to the scale that is required for it to act comfortably as a garden room and storage facility.

Strong existing boundary hedging to the streetside of the site prevent any degree of visual impact on local street character, although the substantial set-back would alone prevent any sense of increased development on the site from a building of this scale.

The proposal does not result in the loss of any trees that would otherwise have a positive impact on the local street character.

Impact on neighbouring amenity

The proposed outbuilding is not considered to have any impact on surrounding neighbouring properties by virtue of distance and sheltering by the existing planting and boundary treatments. Similarly, no overshadowing or overlooking is expected.

The use of the building is consistent with private amenity space in a residential area.

Trees

There are three primary trees of consideration on the site. The first, directly to the north of the proposed building, is the closest. This tree is already within the setting of the existing outbuilding, which is understood to sit on a concrete base; the base is to be removed. The tree roots will be protected through the use of **ground screws** as the foundation type, ensuring that a very limited ground work is required. Limited or no digging is required to facilitate the proposed foundations.

The building is outside of the root zone of the two trees closest to the road within the site, and thus they will not be impacted by the proposals. No works to these trees are to be carried out.

The proposed outbuilding requires no works to the trees outside of the boundaries in order to facilitate its placement.

Conclusion

The Statement has been prepared in support of an application for

'The erection of a residential outbuilding'

at

'79 Croftdown Road, London NW5 1EY'

The application relates to a flat, of the above address, for which residential outbuildings require full permission, as 'Permitted Development Rights' do not apply.

The proposed building is a modest residential outbuilding within an appropriate context. The building design ensures no impact upon local character, neighbouring amenity, or trees.

In light of the above, it is considered that the proposal is consistent with local and national policy and guidance, and Camden Borough Council are requested to positively determine the planning application in line with their normal procedure.