

Our Ref: 23213/KM/ot
Email: kmatthews@firstplan.co.uk
Date: 08 February 2024

Alex Kresovic
Planning and Development
Camden Council,
Camden Town Hall,
London,
WC1H 8ND

Dear Alex,

**APPLICATION FOR A SINGLE STOREY GARDEN HOUSE TO THE REAR OF 1 LYMINGTON ROAD,
LONDON, NW6 1HX**

We are instructed by our client, Quintet Investments Ltd., to submit the enclosed planning application in relation to proposals for a single-storey garden house at the rear garden of 1 Lymington Road, London.

This planning statement letter provides information on the site, surrounding area, and proposals. It further demonstrates compliance with the relevant planning policy framework.

This Planning Statement is accompanied by the following documents:

- Design, Access and Heritage Statement
- Sustainability Statement
- Planning Statement (this letter)
- Site Location Plan (ref.2312_EX_001);
- Site Location Block Plan (ref. 3212_PA_002);
- Previously Approved Site Plan (showing approved rear extension)
- Ground floor plan as proposed (ref: 2312_PA_100)
- Ground floor plan as existing (ref.2312_EX_100)
- Roof Plan as proposed (ref: 2312_PA_110)
- Roof plan as existing (ref.2312_EX_110);
- Front Elevation as proposed (ref: 2312_PA_300);
- Rear elevation as proposed (ref: 2312_PA_310);
- Rear elevation as existing (ref:2312_EX_310);
- Side elevation as proposed (ref: 2312_PA_330);
- Side elevation as existing (ref. 2312_EX_330);
- Garden Elevation as existing (ref.2312_EX_300);
- 3D image (ref. 2312_PA_600).
- Site Photographs

Site and Surrounding Area Description

The site is located on the north side of Lymington Road, close to its junction with West End Lane within the West End Green Conservation Area. The site is occupied by a three-storey semi-detached residential property (two full storeys with accommodation on the roof), which is subdivided into 13 flats, comprising a mix of studios and one-bedroom units.

The site has two existing entrances, one at the front and one to the side passageway.

There is a large rear garden which is currently overgrown and under utilised (see site photographs). This garden includes several trees as shown on the submitted tree survey.

The garden is currently only used by Flat 17, but a recent application for a ground floor extension proposes to subdivide it into a private garden for the rear flat and communal garden.

The garden steps up from the building's ground floor level. It is enclosed by a mix of fences including a high rendered wall to part of the western boundary.

The site is well-connected to public transport with a rating of 5 (6 being the best). The site is located within Flood Zone 1, meaning a low probability of flood risk.

The surrounding area is residential in character on Lymington Road with commercial services located close by on West End Lane, directly adjoining the site to the east.

As a result of the sites location at the end of the road, the rear garden of No.1 is significantly wider than the rest of the houses along the street.



Figure 1. Red Line Boundary showing site location

Planning History

The site has the following planning history:

- Planning permission was obtained in August 1970 for “erection of a single-storey rear extension at 1 Lymington Road, N.W.G and the conversion of the ground floor into 3 self-contained flats” (ref. CTP/G5/1/6/9080).

- An application was refused in February 2008 for *“the erection of a two storey rear extension to provide four additional bed sit units”* (ref. 2007/5710/P).
- Planning permission was refused in July 2014 for *“Erection of upper mansard slope front and rear dormer roof extensions to provide 2 additional bedrooms to Flat 14”* (ref.2014/3945/P).
- Planning permission was approved in July 2022 for *“Erection of rear roof dormer window and one front rooflight”* (ref.2022/2241/P).
- A Certificate of lawfulness has been granted in October 2023 for *“use of flats at first and second floors, which are numbered 3, 5, 6, 7, 9, 11, 13, and 14 as self-contained units (C3)”* (ref. 2023/3894/P).
- A planning application is recommended for approval and awaiting the signing of a S106 for: *“Demolition of existing ground floor rear extension and construction of new single storey rear extension with green roof, alterations to side fenestrations, reconfiguration and amalgamation of existing 4 x studio and 1 x 1 bedroom ground floor flats to provide 2 x studio flats and 1 x 2 bedroom flat, erection of timber bike stores with sedum roof and bin store within the front garden and associated works”* (ref. 2023/3119/P).

Application Proposals

The proposals can be described as follows:

“Erection of a single-storey self-contained 1-bedroom garden house to the rear of 1 Lymington Road”

The proposals are shown in detail in the submitted plans prepared by project architects, Auraa Studio.

The proposed house will be 51sqm and includes a double bedroom, bathroom and open plan living/kitchen/dining room. It is dual aspect.

The building will be constructed of brick to complement the existing house and will features a green roof. The form of the house has been designed to be an asymmetric organic design which draws on the angles of the plot and the garden location.

The wider garden will be divided to provide a private rear garden and front courtyard for the new house, a private garden for the rear flat of the main building and a communal garden.

Access to the new house will be via the existing passageway, which is currently used to access the rear flats. Private cycle storage will be provided in the rear garden and the new house will use the communal refuse area at the front of the site.

Planning Policy Summary

The statutory development plan relevant to the application site consists of the Camden Local Plan (2017), The Fortune Green and West Hampstead Neighbourhood Plan (2015) and the London Plan (2021). The NPPF (2023) and the Camden Planning Guidance are material considerations.

The site is located within a Conservation area.

London Plan (2021)

The relevant policies are listed as follows:

- Policy GG1 'Building Strong and Inclusive Communities';
- Policy GG2 'Making the Best Use of Land';
- Policy GG3 'Creating A Healthy City';
- Policy GG4 'Delivering the Homes Londoners Need';
- Policy D1 'London's Form, Character and Capacity for Growth';
- Policy D3 'Optimising Site Capacity Through the Design-Led Approach';
- Policy D4 'Delivering Good Design';
- Policy D5 'Inclusive Design';
- Policy D6 'Housing, Quality and Standards';
- Policy D7 'Accessible Housing';
- Policy D8 'Public Realm';
- Policy D11 'Safety, security and resilience to emergency';
- Policy D14 'Noise';
- Policy H1 'Increasing Housing Supply';
- Policy H10 'Housing Size Mix';
- Policy G6 'Biodiversity and Access to Nature';
- Policy SI 1 'Improving Air Quality';
- Policy SI 2 'Minimising Greenhouse Gas Emissions'; and
- Policy SI 13 'Sustainable drainage.

Local Plan (2017)

The relevant policies are as follows:

- Policy G1 Delivery and location of growth;
- Policy H1 Maximising housing supply;
- Policy H3 Protecting existing homes;
- Policy H6 Housing choice and mix;
- Policy H7 Large and small homes;
- Policy C5 Safety and security;
- Policy C6 Access for all;
- Policy A1 Managing the impact of development;
- Policy A3 Biodiversity
- Policy D1 Design;
- Policy CC1 Climate change mitigation;
- Policy CC2 Adapting to climate change;
- Policy CC3 Water and flooding;
- Policy CC4 Air quality;
- Policy CC5 Waste; and
- Policy DM1 Delivery and monitoring.

The following Neighbourhood Plan policies are also considered to be of relevance:

- Fortune Green and West Hampstead Neighbourhood Plan Policy 1 'Housing'
- Fortune Green and West Hampstead Neighbourhood Plan Policy 2 'Design and Character'

Planning and Heritage Statement

The critical planning and heritage considerations are discussed below:

i) Principle of Development

The site is in residential use, and therefore an additional unit is compatible with this use.

NPPF paragraph 69 highlights that small and medium sites can make an important contribution to meeting the housing demand for an area. Furthermore, paragraph 119 sets out that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and support the development of under-utilised land.

The intensification of land to provide homes and promoting higher density development in areas that are well-connected is further supported in London Plan Policy GG2

London Plan Policy D3 sets out that higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by transport, walking and cycling

Policy H1 refers to the Council's aim to secure a sufficient supply of homes, and makes self-contained housing the priority land use. It seeks to provide the maximum amount of housing on underutilised sites.

In this case, the site is in a well connected sustainable location. The rear garden is larger than other gardens in the area and is currently in a poor state of repair and underutilised. The proposal makes the most of the additional land and high boundary wall to the west and achieves an additional units whilst retaining the green character of the area.

ii) Impact of the Development within the Conservation Area

Lymington Road is characterised by three-storey late Victorian properties. Most of the properties, including the application property, have single-storey rear extensions.

There are several outbuildings in the conservation area including at 10 Lymington Road, which was granted consent in March 2020 (ref: 2019/6036/P). At 20 Crediton Hill consent was granted in April 2023 to develop a self-contained flat on a backland site adjacent to a block of garages and occupied by an outbuilding. This site is similar to 1 Lymington Road, in that it is a wider plot than its neighbours.

Within the immediate area there is development deep into the plot at 1 and 2 Fawley Road, directly to the north of the site as highlighted in figure 2, below. These sites are similarly at the end of a row of houses, adjoining properties on West End Lane. The proposals are therefore in keeping with the urban grain for these end of road sites.



Figure 2: Showing the application site and the built form at 1 and 2 Fawley Road

It is noted that there was a refusal at 1 Lymington Road for four additional bedsit units in 2008. The proposals now put forward for this are significantly reduced, being only one storey for one unit. Furthermore, the design, including the green roof, is more in keeping with the garden setting than the previous proposal.

Indeed, the proposed garden house has been designed to have an organic form which fits well with the garden setting.

The size of the building is subservient to the main house and retains a generously sized garden for the plot.

The use of brick is considered appropriate given that this is the predominant building material in the conservation area. It is noted that there are examples of brick built infill houses on garden land including at 41 Holmdale Road and 100 Sumatra Road.

Overall, the proposals are not considered to harm the character and appearance of the conservation area.

iii) Impact on Residential Amenity

Local Plan Policy A1 seeks to ensure that the amenity of communities, occupiers and neighbours is protected. This includes visual privacy, outlook, sunlight, daylight and overshadowing, transport impacts, noise, and vibration levels. The closest residential properties to the site are at 2 Lymington Road, Lymington Mansions, and the flats at No. 1.

Lymington Mansions is set behind a high boundary wall and well away from the proposed rear garden residential unit. The green roof will ensure that the views from the mansion flats and from the flats on the upper floors of 1 Lymington Road remain green.

With regard to the rear ground floor flats at No.1, the layout has been considered to ensure that there is no direct overlooking.

If required, a daylight and sunlight report can be submitted at the full application stage.

iv) Quality of accommodation

The proposed house complies with residential space standards. It proposes a single unit that will have a good outlook onto greenspace from the rear garden and benefit from a good level of daylight and sunlight.

Therefore, the quality of accommodation should be considered to provide a good standard of accommodation.

The proposal only seeks to use part of the garden and will leave adequate private amenity space for the other units on the site.

Access will be via the existing access to the rear flats, which is considered suitable.

v) Sustainability

To ensure the sustainability of the scheme, the proposed unit is designed to be fully insulated. A green roof is incorporated into the unit. This will enhance the site's biodiversity, provide a form of SuDS, and provide a green outlook to the existing flats at 1 Lymington Road on the first floor looking onto the unit.

There is also an intention to use an ASHP for heating/hot water. As a new dwelling, the building will comply with the latest part L regulations on the conservation of fuel and power which have recently been updated in 2022. Further details are provided within the submitted sustainability statement.

vi) Trees

An Arboricultural Survey, Impact Assessment and Method Statement by Marcus Foster is submitted in support of the application. The site survey showed that there are 6 trees in the rear garden. Of which 2 are categorised as Category 'B' (trees of moderate quality), 3 Category 'C' (trees of low quality), and Category 'U' (trees that cannot be retained due to poor condition).

The proposed scheme is designed to retain the category B trees and propose replacement planting for the category C trees. The design will include helical piles to ensure the structure is raised above the RPA. On this basis the proposals comply with Policy A3 concerning biodiversity.

Conclusions

The proposal seeks planning permission for the erection of a single-storey self-contained 1-bedroom garden house to the rear of 1 Lymington Road. The scheme will optimise the use of the site, provide high quality accommodation, and complement the sites setting within the conservation area. It has been designed to be sustainable, including a green roof, and has been designed to protect the Category B trees on site. There will be no harm to the amenity of neighbouring occupiers.

As such, the proposals should be considered to be in accordance with the NPPF, London Plan and Local Policy.

We trust that the enclosed documents are sufficient to enable officers to assess the proposals. We look forward to receiving confirmation that the application has been validated.

Yours sincerely,



KATE MATTHEWS
Director