
PLANNING STATEMENT

**including Tree Report &
Heritage Impact Assessment**



**REAR OUTBUILDING
FLAT 1, 4 SHERRIFF ROAD
CAMDEN NW6 2AP**

THE SITE AND ITS SURROUNDINGS

- No. 4 is a two-storey detached residential building, with accommodation in its roof, on the south side of Sherriff Road
- It was extended and converted into five flats in the 1980s
- There have been a range of rear additions over the last twenty years
- Flat 1 is on the ground floor and benefits from a long private rear garden
- It is enclosed by fencing, with adjacent vegetation adding to the visual screening
- There is currently a shed at the far end of the garden
- The other ground floor flat, no. 2, has recently constructed a new outbuilding in place of their shed
- The local Conservation Area's boundary is to the East, beyond the neighbouring plot of Saint James House
- The Church of St James, on the end of the road, is Grade II Listed

THE PROPOSAL

- A modern, timber-clad outbuilding is proposed to replace the existing shed
- It would provide usable space away from the flat for a couple of dedicated functions - namely a home office and library - as well as some general storage
- These uses would be incidental to the enjoyment of the flat and no primary accommodation is proposed
- The L-shaped room would be served by a solid 'hidden' external door in the principal elevation, facing the rear of the main building
- It would have an external footprint of under 18sqm and the height of its flat roof would be limited to 2.5m
- Consideration has been given to the guidance set out in the **Camden Planning Guidance** document entitled **Home Improvements**, especially that found on pages 31 and 77:-
 - The siting, location, scale and design has a minimal visual impact on the host garden
 - It is also visually subordinate to the property as a whole
 - It would not detract from the open character and outdoor amenity of neighbouring gardens and the wider surrounding area
 - It would be set away from the boundaries and retain an adequate amount of garden area
 - The timber cladding would complement the green roofs on the single storey extensions and the dark finishes throughout reflect the predominant use of grey slate in the locality
 - The flooding risk from surface water is 'very low' and the water run-off would be satisfactorily dealt with by the installation of a water butt

Tree Report

- There are no trees within no.1's rear garden
- Those nearby in adjacent gardens are shown on Sheet 03 - Proposed Site Layout Plan
- The use of small 300 x 300 micropile concrete pad foundations - 1m apart - would ensure that any impact on the root systems of the trees is minimal and acceptable
- The outbuilding will only slightly encroach into the RPA of the nearest tree in Flat 2's garden
- The removal of the existing full-width hardstanding associated with the shed and BBQ area, seen on the cover photo above, will allow for an improved rooting environment
- Only minor pruning of the lowest overhanging branches may take place, as per regular maintenance
- Building materials will be off-loaded and stored on the decking at the rear of the flat
- In the circumstances, it is not considered that a full Arboricultural Impact Assessment, incorporating a Tree Protection Plan and an Arboricultural Method Statement, is required
- If particular standard protection measures are required, these could be secured via the imposition of a Condition

ADHERENCE WITH POLICY

- Overall, the proposed outbuilding is of a simple, high-quality design and is compatible with the garden's surroundings
- It would not be visible from the public realm and its presence would not appear dominating to neighbouring properties
- There would be no overlooking or overshadowing issues and so the living conditions of local residents would not be harmed
- The proposed floorspace is proportionate to the ground floor flat
- The nearby trees will not be unduly impacted by the project

The 2023 NPPF

- The proposal represents sustainable development, which is at the heart of the NPPF
- With regard to Section 12 and 'achieving well-designed and beautiful places', the proposal meets the relevant objectives listed in **paragraph 135**

The London Plan

- There is no conflict with the new London Plan and in particular **Policy D3**

The Local Plan

- The proposal adheres with the objectives of **Policies A3, CC3 and D1** in the Camden Local Plan
- With reference to the latter, this would be achieved by respecting local context and character (criterion a) as well as responding to natural features and preserving gardens (criterion j)
- It also meets with the amenity requirements of **Policy A1**

Fortune Green and West Hampstead Neighbourhood Plan

- On the most local level, the development meets the objectives of **Policies 2 and 18** in the Neighbourhood Plan
- In particular, it has regard to the form, function, structure and heritage of its context and has a colour palate which is in harmony with the materials of its context (criteria iv and v of Policy 2 respectively)

HERITAGE IMPACT ASSESSMENT

The 'significance' of the designated Heritage Assets

- In terms of local Heritage, the 'significance' of the South Hampstead Conservation Area mainly derives from its spatial character which comprises wide streets lined with mature trees and large and rhythmically spaced brick buildings
- All the streets to the West of Priory Road fall within the 'Colonel Cotton' distinct character area
- These houses were built by more commercial developers in stock brick with stone or render and slate roofs and typically mid-Victorian in style with Classical details
- The Grade II Gothic Revival Church is the only Listed Building in the Conservation Area
- It was designed by AW Blomfield, a notable 19th century church architect and its 'significance' relates to its use as a place of worship
- The Council's Conservation Area Character Appraisal confirms that it relies on massing for its effect

The impact assessment

- Due consideration has been given to the relationship the proposed outbuilding would have with existing buildings and spaces
- The dark EPDM on the proposed roof reflects the colour of the surrounding slate roofs
- The timber cladding respects the tree-lined streets within the designation and is suitable finish for a garden outbuilding
- Taking account of **Section 16** in the 2023 NPPF, the proposal would not have an adverse impact on the setting of the Conservation Area or the Listed Church
- Consequently it would preserve the existing qualities and context of the Historic Environment and the 'significance' summarised above won't be affected
- In terms of regional and local Policies, there is adherence with **Policy HC1** in the London Plan, **Policy D2** in the Local Plan and **Policy 3** in the Neighbourhood Plan