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# PLANNING STATEMENT

including Tree Report

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**REAR OUTBUILDING**  
**36A BIRCHINGTON ROAD**  
**NW6 4LJ**

# THE SITE AND ITS SURROUNDINGS

## **The building**

- No. 36 is a four-storey terraced residential building, with accommodation in its roof, on the North side of Birchington Road
- It comprises five flats (A - E)
- Flat A is the lower ground floor / basement unit
- The building's brick elevation to the front is dominated by glazing and the decorative gable over the elevated main door
- To the rear, the external wall surrounding the kitchen and larger back bedroom of Flat A has a white rendered finish
- The fenestration on this lowest level is a contrasting black

## **The garden**

- The property benefits from a long private rear garden and this is for the sole use of Flat A
- It is enclosed by a mixture of brick walls and fencing, with some trees and general vegetation on neighbouring land adding to the boundary screening
- There is currently an informal raised bed at the far end of the plot, beyond a small and centrally-located garden tree - this can be seen in the cover photo above

## **Its surroundings**

- Similar terraced housing can be found nearby, as well as more modern blocks with flat roofs such as Conway House
- Various buildings along Kilburn High Road also have flat roofs
- One of the flats to the North, at 10A Quex Road, has a full-width / 6.25m outbuilding adjacent to the rear boundary (**Application 2017/2776/P** refers)
- Notably there are also a range of outbuildings to the North East further along Birchington Road, including the one at no. 32 as shown on the Location and Block Plans
- The property lies within the Kilburn Neighbourhood Area
- The Priory Road Conservation Area's boundary is to the East but, as it is a considerable distance away, the proposal will not affect its setting
- The area lies within Flood Zone 1 and flooding risks (including reservoir and groundwater) are considered to be 'very low' or 'unlikely' according to the Government's website
- The only exception is general surface water flooding in the locality

# THE PROPOSAL

- A modern outbuilding is to be erected at the far end of the plot, following the levelling of the informal raised bed mentioned above

## Dimensions

- It would have a modest footprint of just over 23sqm
- The height of its flat roof would be under 2.6m

## Use

- The outbuilding would provide a multi-use space away from the compact accommodation in the flat
- The main room will be used as a home office, exercise space and relaxation area
- A shower room has been added for convenience and comfort
- A separate store will also be incorporated for garden equipment etc
- All these uses would be ancillary to the flat

## Materials and fenestration

- The outbuilding will have a mixture of dark timber and metal cladding on the elevations
- A dark rubber finish will be added on top of the roof
- The main room is to be served by a set of folding glazed doors on the principal elevation - facing the rear of the main building - as well as a high level window at the rear fitted with satin glass
- A small window to the side (also with satin glass) will provide light and ventilation to the shower room
- No rooflights are proposed, as confirmed by the Roof Plan on Sheet 05
- The store will have its own solid 'hidden' external door, as clearly shown on the Floor Plan (also Sheet 05)
- The black colour of the frames will reflect those on the rear elevation of the flat
- Consideration has been given to the objectives set out in the **Camden Planning Guidance** document entitled **Home Improvements**, especially those 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 use of charred Larch (or similar) results in an appropriate appearance for the principal elevation and harmonises with the verdant gardens

- The metal cladding on the secondary elevations offers a low maintenance option for garden buildings such as this and will continue to look aesthetically pleasing in many years to come
- The water run-off can be satisfactorily dealt with by the installation of a water butt

### **Tree Report**

- There is only one tree in the Application garden and, due to its small size, it is unlikely that the development would affect its Root Protection Area (RPA)
- Those the other side of the rear brick wall are also shown on Sheet 03 - Proposed Site Layout Plan - and are not protected by a TPO
- The careful use of ground screws will ensure that any impact on their rooting environment is minimal and acceptable
- In the circumstances, it is not considered that an Arboricultural Impact Assessment is required
- If particular standard protection measures are required, these could be secured via the imposition of a Condition
- However, it is noted that tree Conditions were not considered necessary for the Planning Permission at no. 10A Quex Road, referred to above

# 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 lower ground floor / basement flat and the residential building as a whole
- 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**