

London Office:
80-83 Long Lane
London, EC1A 9ET

22/04/2024

Via Planning Portal only

Dear Sir/Madam,

FULL PLANNING APPLICATION – THE TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

INSTALLATION OF EXTERNAL GAS PIPE TO FRONT ELEVATION

27 MARESFIELD GARDENS, LONDON, NW3 5SD

Please accept this covering letter as an accompaniment to this full planning application for a proposed external gas pipe to the existing property at 27 Maresfield Gardens. This letter provides a summary of the site and the proposed development.

Please also find enclosed a completed application form and a full set of existing and proposed plans including site location plan.

The Site:

The site comprises a four-storey semi-detached Victorian property located on the west side of Maresfield Gardens currently used as 3 residential flats and 1 maisonette. The property, along with neighbouring development, comprises an elevated ground floor set approximately 2 metres above the street level set behind an enclosed front driveway. A lower ground floor is situated approximately 1 metre below the street level. A substantial private garden is located to the rear of the property.

The site is located within the Fitzjohn's / Netherall Conservation Area. The building is not statutorily or locally listed; however, it is identified in the Fitzjohn's / Netherall Conservation Area Statement (2001) as a building which makes a positive contribution to the character and appearance of the Conservation Area.

There are no trees protected by Tree Preservation Orders within the application site, however, any trees are afforded protection by virtue of their siting within the conservation area.

Surrounding development is characterised by street frontage residential development comprising red brick properties of a similar size and scale comprising a mix of single residential homes and converted flats.

The Proposal:

This application seeks full planning permission for the installation of an external gas pipe to the front elevation of the building. The proposed gas pipe would run from the lower ground gas metre box to the second storey of the property, into flat 4 contained within the building. The gas pipe will be finished in black and will have a diameter of 30mm. The pipework is proposed behind the existing rainwater pipework that runs up the front elevation of the property.

Please see attached proposed street elevation for further details on the proposed location of the gas pipe.

Planning Assessment

Visual/ Heritage Impacts

Section 12 of the NPPF refers to well-designed places. Paragraph 127 (c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Camden Local Plan 2017 (CLP) Policy D1 requires development to be of the highest architectural and urban design quality and have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is reflected in London Plan Policies 7.4 (Local Character) and 7.6 (Architecture).

Section 16 of the NPPF. CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. These aims are further reflected in London Plan Policy 7.8 (Heritage Assets).

The proposed gas pipe is 30mm in diameter and runs from the existing gas metre box located to the lower ground floor up to the second floor of the property. The gas pipe is proposed to be black and positioned to the right-hand side of the front elevation behind the existing rainwater pipe. Overall, due to the discreet location, combined with the limited width and neutral black finish of the pipework proposed, the visual impact of the works would have a negligible on the character and appearance of the property and the conservation area. It should further be noted that the proposed location of the pipework has been confirmed by the contractors as being suitable from an installation perspective.

Summary:

As demonstrated within this letter and supporting plans, the proposed works are considered to have an acceptable impact on the character and appearance of the property and Conservation area. The development is therefore in accordance with the aforementioned

Development Plan policies, and it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed plans provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully,

Stuart Minty
Director
SM Planning