
DESIGN, ACCESS & PLANNING STATEMENT

including Tree Report



REAR OUTBUILDING

**BASEMENT FLAT, 16 PRIMROSE
GARDENS, CAMDEN NW3 4TN**

THE SITE AND ITS SURROUNDINGS

The building

- No. 16 is a three-storey terraced residential building, with accommodation in its extended roof, on the Eastern side of Primrose Gardens
- It comprises a total of five flats
- To the front, the Victorian building has a projecting two-storey, square, two-light bay alongside a hipped, tiled roofed projecting porch at the top of the main steps

The Basement Flat

- The Basement Flat has its own entrance door, accessed via a different set of steps
- It is a one bed property with no parking provision
- Permission was obtained in 2021 to remove the conservatory and replace it with a single storey brick extension (**2021/0693/P** refers)

The garden

- The property benefits from a long private rear garden and this is for the sole use of the Basement Flat
- The garden area, with timber decking, is elevated from the patio adjacent to the flat and so is accessed by a few steps
- It is enclosed by brick walls, with some general vegetation on neighbouring land adding to the boundary screening
- The end of the garden is covered with paving slabs

Its surroundings

- Similar terraced housing can be found in this part of Primrose Gardens
- There are some large semi-detached houses to the North West which have an Arts and Crafts influence
- Beyond the rear garden is the amenity space associated with 10b Elizabeth Mews and then the three-storey flat blocks known as Antrim Mansions in Antrim Road
- The property falls within the designated Belsize Conservation Area and a separate **Heritage Impact Assessment** accompanies the Application
- It lies within Flood Zone 1

THE PROPOSAL

- A modern flat-roofed outbuilding is to be erected at the far end of the plot

Profile and dimensions

- It would have a modest footprint of just 20sqm
- Its eaves height would be limited to the 2.5m Permitted Development threshold
- The flat roof is sympathetic to the profile of the rear extension

Uses

- The outbuilding would provide a multi-use space away from the compact accommodation in the one-bed flat
- The main room will be used as a home office, exercise space and relaxation area
- A kitchenette and shower room have been added for convenience and comfort
- All these uses would be ancillary to the flat

Materials and fenestration

- The outbuilding will have a mixture of timber and dark 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 rear elevation of the flat - as well as a high level window to the side (fitted with obscure glass)
- A small window to the rear (also with obscure glass) will provide light and ventilation to the shower room
- No rooflights are proposed, as confirmed by the Roof Plan on **Sheet 05**
- The aluminium frames will reflect those on the extension

Access

- The style of the proposed door will allow the outbuilding itself to be easily accessed by all

Adherence with guidance

- 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 timber results in an appropriate appearance for the principal elevation and harmonises with the verdant spaces in the locality
- 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

- The removal of the paving slabs and the subsequent careful use of ground screws will result in an improved rooting environment for the neighbouring vegetation
- With reference to **paragraphs 7.5.2 and 7.5.5 of BS 5837:2012**, root damage will be minimised by using the smallest practical screw pile diameter (with site investigation used to determine their optimal location whilst avoiding damage to roots important for the stability of the trees, by means of hand tools, to a minimum depth of 60cm) and beams (laid at or above ground level)
- 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

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 Basement Flat, the garden and the residential building as a whole
- The nearby vegetation will not be adversely 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 **Policies D3 and D4**

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**