



PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

**Installation of 'Garden Pod' Outbuilding in Private
Garden of Ground-Floor Flat**

37 Lissenden Mansions

Planning Statement

**Written and prepared by Planning by Design on behalf
of Chris Phinikas**

1.0 Application

Planning by Design (**the agent**) has been instructed to act on behalf of Chris Phinikas (**the applicant**) to prepare and submit a planning application to Camden Council (**the planning authority**) for the installation of an 'garden pod' style outbuilding in the private garden of a ground-floor flat (**the proposal**) at 37 Lissenden Mansions (**the site**).

In support of this application, the following Planning Statement has been prepared to demonstrate the suitability of this proposal in relation to the site location and evaluate its accordance with National and Local planning policies.

2.0 Site Location and Context

The site is 37 Lissenden Mansions, a ground-floor flat located in Camden. The property benefits from a private garden. The property is located within the Dartmouth Park Conservation Area, which is not subject to any Article 4 Designation.

3.0 Proposal

The applicant wishes to install an outbuilding in the style of a 'garden pod' in their private garden space. Figure 1 below shows the style of the proposed pod. The proposed garden pod will serve as a comfortable and accessible therapeutic social space for the applicant's wife, who suffered life-changing injuries as a result of a car accident. Due to this, she requires a suitable environment to socialise with friends and family and relax comfortably within the home.

The pod sits 12 people. It is 2.6m tall, 3.34m wide and 3.34m deep. To facilitate the construction of the pod, a hardstanding area of 3.45 x 3.45m is required. This is already in place in the garden, so no hardstanding will be added. The pod will be fitted with electricity.

The pod features a 'Sustainable Timber Design' and is created from laminated, treated, sustainable spruce timber arcs. The high-quality timber provides exceptional strength and durability and is made to last. In addition, the timber is sourced from sustainable forests.



Figure 1: Style of Outbuilding / 'Garden Pod'

4.0 Planning History

There are no planning applications associated with the property on the portal.

One application was made for a garden pod in a similar style in Camden in 2018. This was for the private garden space of a basement flat ([2018/0696/P](#)). This was approved.

5.0 Assessment

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

- National Planning Policy Framework (2019);
- London Plan (2021);
- Camden Local Plan (2017)

5.1 National Planning Policy Framework

National planning guidance, which is a material planning consideration, is largely detailed within the National Planning Policy Framework (NPPF). For decision making, the NPPF advises that local planning authorities should look to approve sustainable development proposals that accord with an up-to-date development plan without delay.

5.1.1 Paragraph 8

This outlines three overarching objectives of the planning system:

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

Analysis: The proposal aligns with the three key objectives of the framework.

From an economic perspective, it increases the value of the property by facilitating the addition of an attractive garden space.

From a social perspective, the proposal creates a useful, adaptable space that will be primarily for the use of the applicant's wife, who desires a social space in her garden whilst her ill health prevents her from her normal activities.

From an environmental perspective, the pod is well-designed and made of sustainable materials that are built to last, from sustainable sources. The pod will not be visible from the street, and will only be visible to the applicant and a small number of neighbours. The applicant has discussed the

installation of the outbuilding with some neighbours, all of whom have been broadly supportive. Therefore, the proposal will not have a detrimental impact on the surrounding environment and will complement the existing garden space.

5.1.2 Paragraph 135

This paragraphs states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Development should:

- a) Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;*
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Analysis: The proposes adhere to each of the points above.

- a) The proposed garden pod would add to the overall quality of the area by providing a useful and functional space in the garden. The pod is made from sustainable and durable materials, and will be enjoyed by the occupants for the duration of their residency.
- b) The proposed garden pod is visually appealing and blends in with the surrounding garden.
- c) The proposed garden pod will have no impact on the streetscene as it will not be visible from the street. It will be largely hidden from view due to existing hedges in the garden, and will only be partially visible to some neighbours. However, the attractive design of the pod will mean that there is not a detrimental impact on the outlook of the neighbours.
- d) The pod will not be visible from the street.
- e) N/A
- f) The pod features a secure locking system, ensuring that it safe and secure when not in use. The pod is intended primarily for the use of the applicant's wife to use as a social space, as she is unable to undertake her usual activities due to ill health. Therefore, the pod will contribute positively to the user's quality of life and sense of community and inclusion.

5.2 Camden Local Plan

5.2.1 Policy A1 Managing the impact of development

"The council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

We will:

- a) *seek to ensure that the amenity of communities, occupiers and neighbours is protected;*
- b) *seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;*
- c) *resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and*
- d) *require mitigation measures where necessary.*

The factors we will consider include:

- e) *visual privacy, outlook;*
- f) *sunlight, daylight and overshadowing;*
- g) *artificial lighting levels;*
- h) *transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;*
- i) *impacts of the construction phase, including the use of Construction Management Plans;*
- j) *noise and vibration levels;*
- k) *odour, fumes and dust;*
- l) *microclimate;*
- m) *contaminated land; and*
- n) *impact upon water and wastewater infrastructure.”*

Analysis: An analysis of the proposals on each of the above points is provided below.

- a) The proposal will have a positive impact on the amenity of the existing occupiers, by providing a useful and attractive space in the private garden of the occupiers. The proposal will have a limited impact on the neighbours. Whilst some neighbours will be able to view the pod, it will have no impact on the light enjoyed.
- b) The proposal will have little impact on the characteristic of the local area as it will not be viewable from the street. From a social perspective, the addition of the garden pod will create a social space for the applicant’s wife, who enjoyed an active social life in the community prior to her health challenges.
- c) The proposals will have no impact on transport.
- d) The proposal will have a minimum impact and therefore no mitigation will be required.
- e) The proposals will have no impact on the visual privacy of the occupiers. The private garden features surrounding hedges that are approximately the same height as the proposed structure, and therefore are not in full view of neighbouring gardens. While the structure will be visible by upstairs neighbours, it is not overbearing and will not have a detrimental impact on outlook.
- f) The proposed structure will not have an impact on the sunlight/daylight enjoyed by the occupiers and neighbours. It will be set at the end of the garden, and its height and size will mean it has no impact on the light currently enjoyed by the occupiers or neighbours. As shown in Figure 1, the panoramic windows are designed in such a way to let natural light into the pod and provide views of the surroundings.
- g) Whilst the pod will feature lighting inside, none of this will be projected outside of the structure, ensuring no artificial light is added to the surrounding area.
- h) The proposals will have no impact on transport.
- i) The pod is designed to be installed quickly and efficiently by employees of the company that manufactures the pods, meaning that the impact of the construction is minimal. The pod requires an area of hardstanding which is already in place in the garden, further speeding up the manufacturing process.

- j) The pod will be fitted with a Bluetooth speaker that will be able to play music. However, this will be kept to a low level and will not be audible from outside of the private garden space.
- k) The pod will have no impact on odour and not produce any fumes.
- l) N/A
- m) N/A
- n) No plumbing or running water will be installed in the structure. The pod is also manufactured using water resistant materials.

5.2.2 Policy D1 Design

“The Council will seek to secure high quality design in development. The Council will require that development:

- a) respects local context and character;*
- b) preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c) is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d) is of sustainable and durable construction and adaptable to different activities and land uses;*
- e) comprises details and materials that are of high quality and complement the local character;*
- f) integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- g) is inclusive and accessible for all;*
- h) promotes health;*
- i) is secure and designed to minimise crime and antisocial behaviour;*
- j) responds to natural features and preserves gardens and other open space;*
- k) incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- l) incorporates outdoor amenity space;*
- m) preserves strategic and local views;*
- n) for housing, provides a high standard of accommodation; and*
- o) carefully integrates building services equipment. The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”*

Analysis: An analysis of the proposals on each of the above points is provided below.

- a) The proposed development will not be visible from the public street and therefore have no impact on the local context and character.
- b) The proposals have no impact on the historic environment as the structure will be hidden from street view.
- c) The pod will be created with sustainable timber panels that have been sourced from sustainable forests.
- d) The pod will be constructed by employees of the company that manufacture the pods, meaning that the construction process will be efficient and well-managed. The pod is a useful and adaptable space, that can be used for socialising and as an additional reception space to the dwelling.
- e) The materials used in the construction of the pod are of high quality, utilising stainless steel to reflect heat and offer shade, treated and sustainable timber panels that are water resistant, and polycarbonate windows, known to be tough and durable.

- f) The proposed pod will not be visible from the street and therefore have no impact on the surrounding area.
- g) The pod is accessible and will be installed for the use of the applicant's wife who requires an accessible, social space where she can both socialise with friends and family, and relax. The applicant's wife suffered life changing injuries as the result of an accident, and requires a relaxing space in the comfort of the home.
- h) The pod will serve as a social space for the applicant's wife who suffers with ill health, fostering a supportive environment that promotes positive mental health outcomes.
- i) The pod will be accessed via French doors that feature a high-quality locking system, ensuring that the pod is safe and secure.
- j) The pod will sit in the private garden of the applicant. The high-quality timber will fit in the surrounding garden and creates a 'natural' feel. The pod will not take over a significant section of the garden and there will be plenty of remaining outdoor space.
- k) The proposal has no impact on existing greenery, as it will be placed onto an area of hardstanding already in existence. The high-quality timber used to construct the pod is of high quality and will create a natural feel in the garden surroundings.
- l) The proposal is for a useful and adaptable outdoor amenity space. The garden pod will be utilised by the applicant's wife to socialise and relax in her garden, something which is vital for her due to her ill health. The proposal will increase the amenity of the private garden for the current occupiers greatly.
- m) The proposal has no impact on views from the street. It will have a slight impact on the view of the neighbours, however due to its size will not be overbearing. The applicant has discussed the proposal with the neighbours who will be able to view the pod, all of which have been broadly supportive.
- n) The pod will be ancillary to the dwelling and is not designed to be separate accommodation.
- o) As discussed, the pod will be constructed from sustainable materials that are durable and sourced from sustainable sources.

6.0 Conclusion

The proposal will deliver benefits to the applicant by creating a useful, adaptable and sustainable outdoor space. The pod will contribute to the amenity of the occupiers by providing a functional space that the applicant's wife can use for socialising and relaxing. The pod will not be visible from the street and will have no negative impact on the existing dwelling or the adjacent dwellings. Therefore, the character and appearance of the building will be maintained.

For this reason, we see no reason for the Council to withhold our request for planning permission and kindly request that the Council supports this application. Should the Planning Authority have any queries relating to this proposal, please do not hesitate to contact Planning by Design directly.

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