



EXTENSION & ALTERATIONS TO EXISTING GARDEN ROOM

Planning, Design and Access Statement (inc. Heritage Assessment)

Flat 1
36 Platts Lane
London
NW3 7NT

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Introduction

This planning, design and access statement has been prepared by NAPC Ltd to support the planning application for the extension and alterations to the existing single-storey garden room within the rear garden of *Flat 1, 36 Platts Lane, London, NW3 7NT*, for incidental use associated with the enjoyment of the dwellinghouse.

The purpose of the proposed extension and alterations is to allow for the garden room to be used as a hobby room, study, and recreational space. This use will remain incidental to the enjoyment of the main dwellinghouse and will not be used as a separate, standalone unit.

Other supporting documents submitted as part of this application will include:

- Location Plan
- Existing Block Plan
- Proposed Block Plan
- Proposed Elevations
- Proposed Floor Plan

Site Context

Application Site

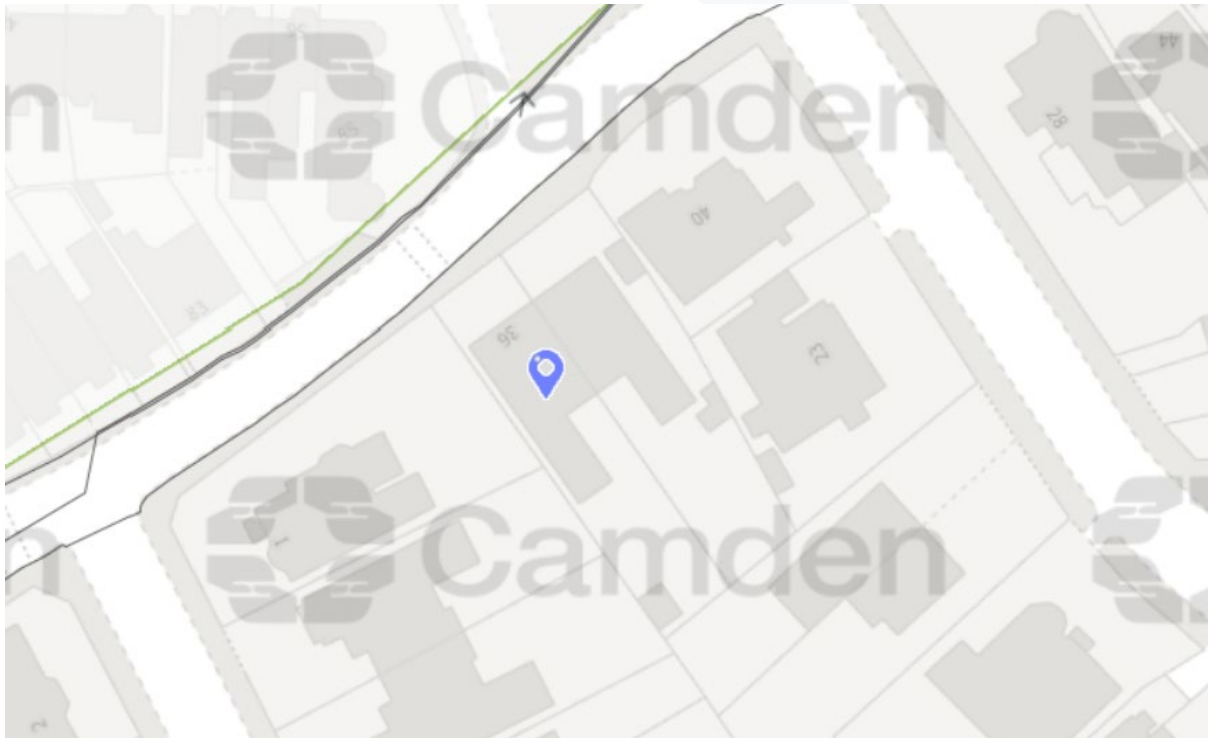
The application site is situated on the southern side of Platts Lane, in north London, within the administrative boundaries of Camden London Borough Council. The dwelling itself is a semi-detached, three-storey dwelling, which is divided into separate flats. The site benefits from ample private amenity space to the south and street parking is provided on Platts Lane.

The plot is bordered by neighbouring gardens to the eastern, southern, and western boundaries. The curtilage is clearly defined with domestic fencing and mature vegetation, serving as an effective screen to minimise any potential impact on neighbouring amenity and the street scene.

The surrounding area is primarily residential; it is therefore not out of character to find ancillary buildings in gardens.

Site Designations

As per the adopted Camden Local Plan (2017) policy map extract below, the application site is within Redington/Frognall Conservation Area. However, the site is not covered by any further planning or landscape designations.



The Environment Agency's Flood Risk Map confirms that the site is within Flood Zone 1, which is categorised as having the lowest risk of flooding from rivers and the sea.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions must be made in accordance the Local Development Plan unless material considerations suggest otherwise.

The relevant policies for assessing this proposal are outlined in the adopted Camden Local Plan (2017), the National Planning Policy Framework (NPPF) (2023), and any relevant Supplementary Planning Documents and Guidance (SPDs/SPGs). Compliance with these policies is fundamental in the decision-making process.

Camden Local Plan (2017)

- Policy A1 – Managing the impact of development
- Policy A4 – Noise and vibration
- Policy D1 – Design
- Policy D2 – Heritage

SPD's/SPGs

- Camden Planning Guidance: Design (2021)
- Camden Planning Guidance: Home Improvements (2021)
- Redington/Froggnal Conservation Area Character Appraisal & Management Plan (2022)

NPPF (2023)

- Paragraph 8 – Achieving sustainable development
- Paragraph 11 – Presumption in favour of sustainable development
- Paragraph 38 – Approaching decision making in a positive and creative way
- Paragraph 96 – Achieving healthy, inclusive and safe places and beautiful buildings
- Paragraph 123 – Making effective use of land
- Paragraph 131 – Creating high quality, beautiful and sustainable buildings and places

Proposal

This application seeks approval for the extension and alterations of an existing garden room, within the residential curtilage of an established Class C3 dwellinghouse.

The purpose of the garden room is to serve as an incidental space to the main dwelling, for use as a hobby room, study, and recreational space. Additional facilities, including a shower room, storage closet, and kitchenette / drinks station are also proposed as part of this application. The cladding on the existing garden room will be updated and a green roof will be added.

Existing Arrangement

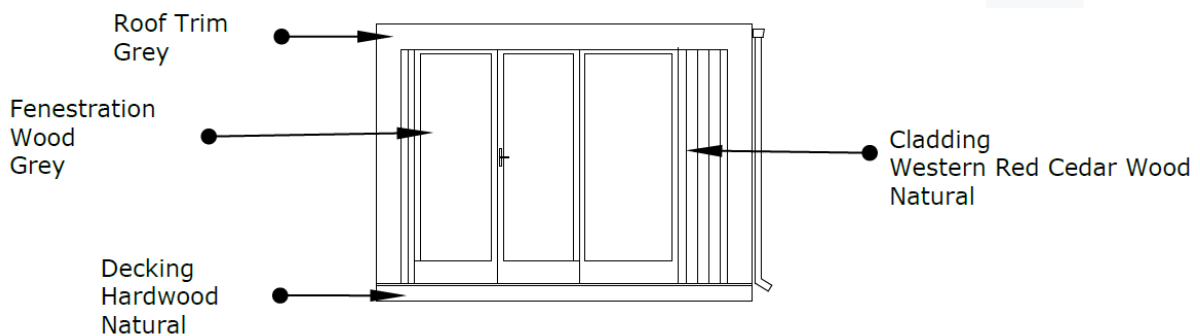
The existing garden room was constructed in November 2014, following the approval of full planning permission by Camden Council for application ref: **2014/4289/P** for the 'Erection of single storey timber clad garden room.'

The existing garden room currently measures 4.5m long x 3.4m wide and has an overall external height of 2.5m. Planning permission was sought for this proposal as the application site is a flat, so therefore does not benefit from Permitted Development Rights under Class E, Schedule 2, Part 1 of the Town and Country Planning General Permitted Development Order 2015 (GPDO).

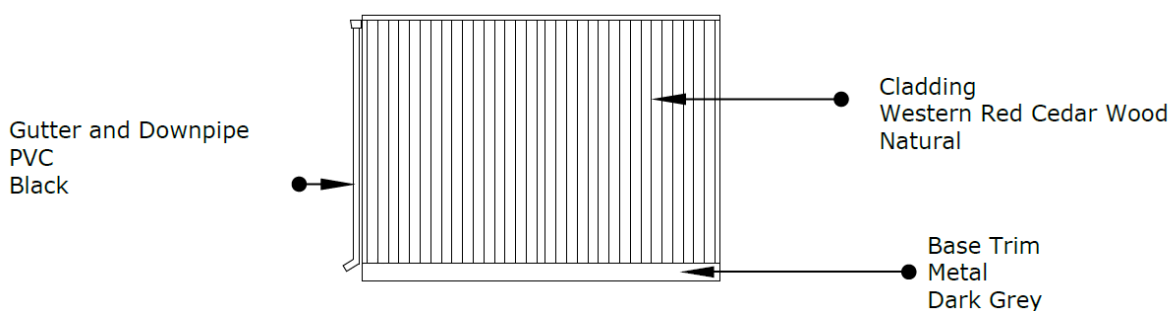
The materials for the existing garden room are as follows:

- Grey Flat Roof
- Western Red Cedar Wood Cladding
- Wood Grey Windows and Doors
- Hardwood Natural Decking

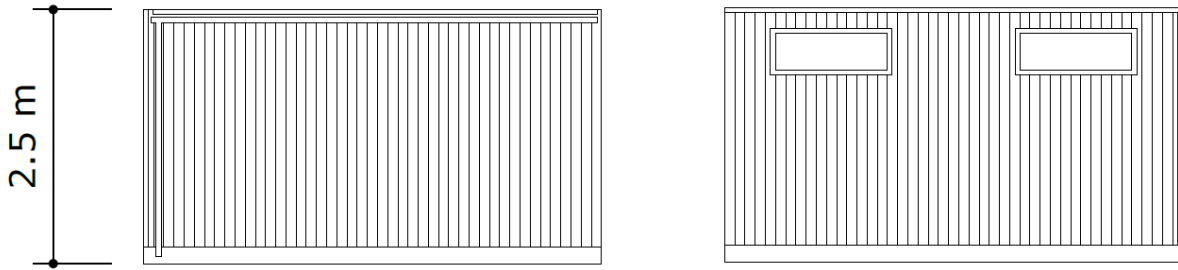
Existing Front Elevation



Existing Rear Elevation



Existing Side Elevations



Proposed Development

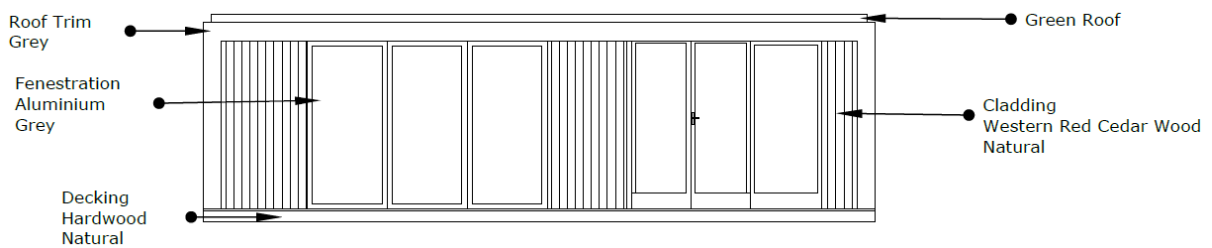
The applicants propose to extend the garden room by 5m in length, keeping the width the same. They also propose to include a shower room, storage closet, and a kitchenette / drinks station for refreshments. The cladding on the existing garden room will be changed and a green sedum roof will be added. The use of the garden room, as hobby room, study, and recreational space will be incidental to the main dwelling.

The extension to the garden room means its new dimensions will be **8.4m long x 4.5m wide**, with a **maximum height of 2.5m**.

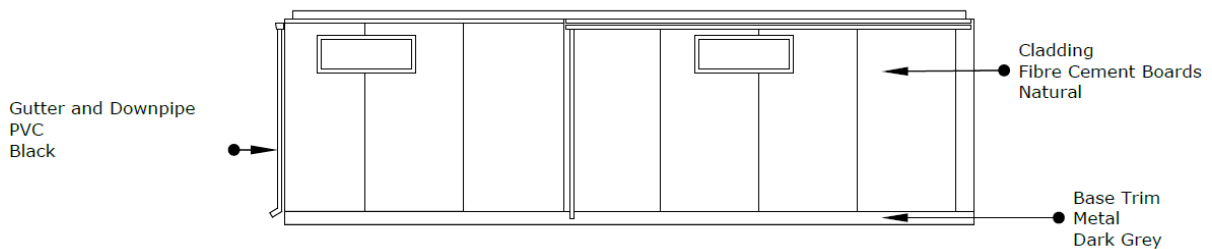
The proposed materials for the alterations to the garden room are as follows:

- Green Roof (Flat)
- Aluminium Grey Windows and Doors
- Fibre Cement Boards & Western Red Cedar Wood Cladding
- Hardwood Natural Decking

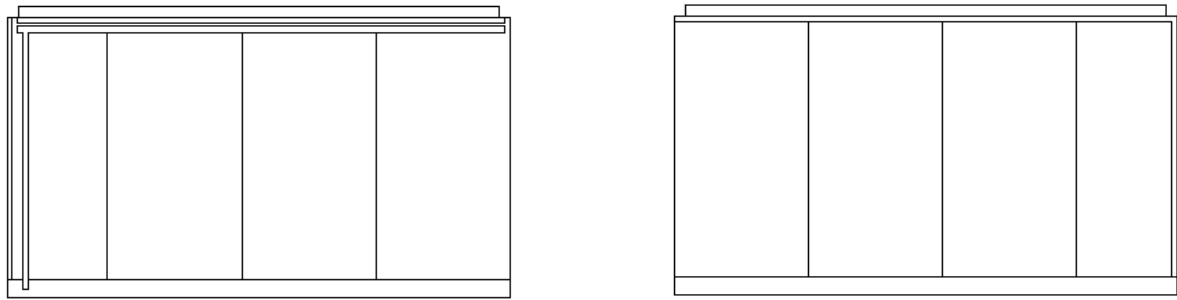
Proposed Front Elevation



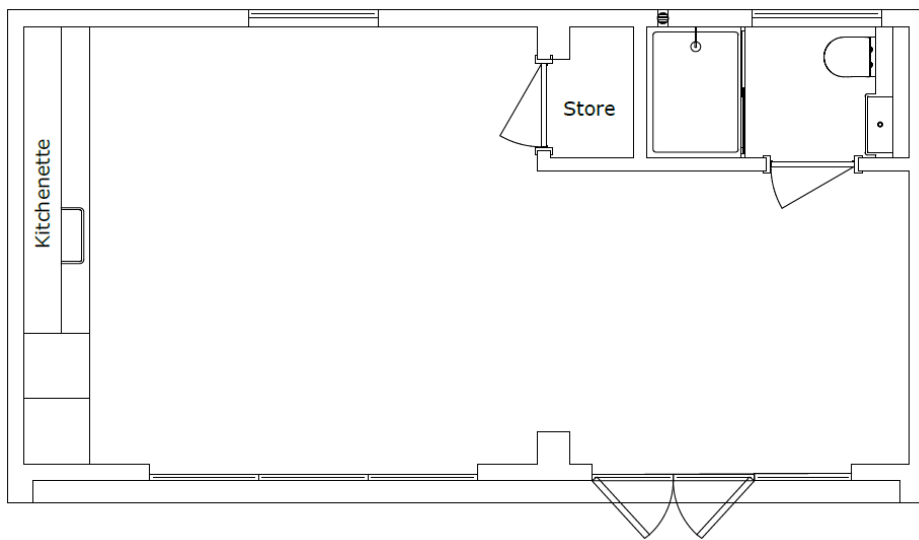
Proposed Rear Elevation



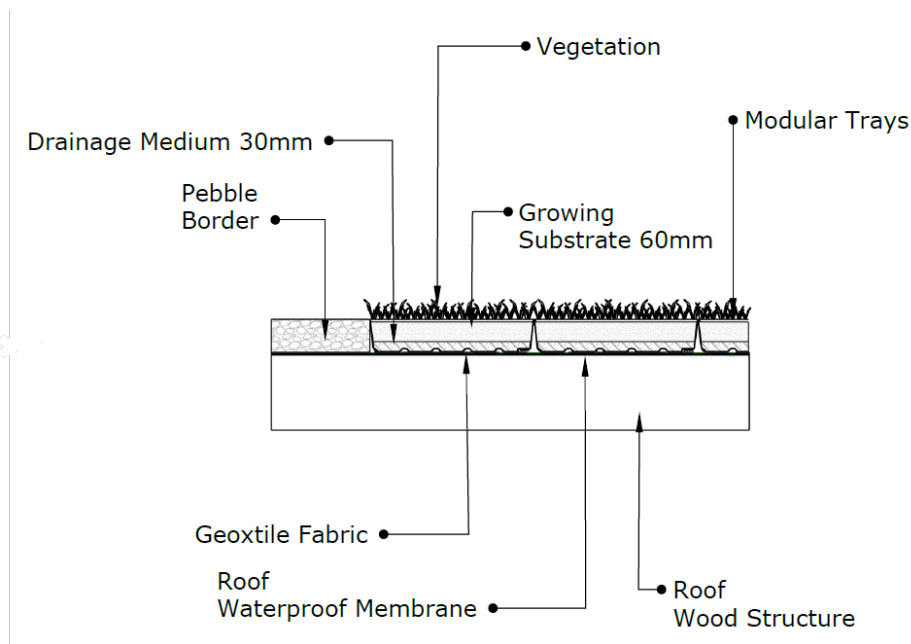
Proposed Side Elevations



Proposed Floor Plan



Proposed 'Green Roof'



Planning Assessment

Principle of Development

This application seeks approval for the extension and alterations of an existing garden room, within the residential curtilage of an established Class C3 dwellinghouse.

The purpose of the proposed garden room is to serve as an incidental space to the main dwelling, for use as a hobby room, study, and recreational space. Additional facilities, including a shower room, storage closet, and kitchenette / drinks station are also proposed as part of this application.

A garden room of this nature would usually be Permitted Development under Schedule 2, Part 1 of Class E of the Town and Country Planning General Permitted Development Order 2015 (GPDO). However, as the application site relates to a flat, the dwelling does not benefit from Permitted Development Rights, and as such, planning permission is required.

The use of the garden room will be incidental, on occasion the applicants would like to use the outbuilding for additional sleeping accommodation for visiting family or friends.

The applicant would be happy to agree to an appropriate condition to restrict the use of the outbuilding solely for incidental and ancillary purposes. Whilst the National Planning Practice Guidance published on 6th March 2014 and Circular 11/95 was cancelled, Appendix A of the Circular is currently retained. Therefore, such a condition continues to be promoted by the Government.

Quoting the circular, it emphasises that if there are valid planning reasons why the creation of an additional dwelling would be unacceptable, it is appropriate to impose a planning condition ensuring that the building permitted is used solely as accommodation ancillary to the main dwelling house.

The applicant is willing to accept the following condition, derived from model condition 47 from Circular 11/95:

'The proposed building hereby permitted shall not be occupied at any time other than for purposes ancillary or incidental to the residential use of the dwelling.'

Considering the above, we believe that the principle of extending the existing garden room, with further assessment on amenity, design, and visual impact, should be deemed acceptable.

Layout and Siting

Policies A1 and D1 (Design) of the Camden Local Plan (2017) emphasises the importance of new developments being appropriately located and providing a high standard of design that aligns with the character of the nearby area.

The existing garden room is located at the far southern end of the rear garden of 36 Platts Lane, at the highest point of the garden. The location of the garden room will remain unaltered, and the only proposed changes are the extension of the length of the garden room by 5m towards the north-eastern boundary of the site, as well as the inclusion of a green roof. Therefore, built development in this location has already been established and found to be acceptable.

Scale and Amount

The size of the existing garden room has minimal impact on the surroundings and landscape, and whilst a 5m extension to the length of the garden room is proposed, careful attention has been given to ensuring that its dimensions continue to reflect the characteristics of a residential outbuilding.

The single-storey design will continue to present a subordinate appearance in terms of mass and scale when compared to the host dwelling and neighbouring properties, and the size of the garden room will continue to be of a proportionate size and scale to that of the main dwelling and rear garden, which ensures that the outbuilding does not appear overly dominant or intrusive to the privacy and amenity of the surrounding residential properties.

Given the size of the host plot, the proposed extensions and alterations do not appear out of place when viewed in conjunction with the overall context.

Access

Access to the existing garden room currently utilises the existing arrangement, with no provision for independent access. This means there will be no requirement for a separate highway access or any alterations to the existing access point.

Appearance

Policy D1 (Design) of the Camden Local Plan (2017) seeks to secure high quality design in development. Considerable attention has been dedicated to the design and materials of the granny garden room to ensure that it remains subordinate to the main dwelling and reflects the local character and host dwelling.

The proposed materials for the construction are as follows:

- **Foundations** – Concrete Pile Foundation System
- **Roof Construction** – Green Roof
- **Fenestration** – Aluminium Grey Windows and Doors
- **External Cladding** – Natural Western Red Cedar Wood & Fibre Cement Boards

The choice of materials aligns with the character of the area and seamlessly integrate into the garden context. This thoughtful selection aims to ensure that the garden room complements the overall aesthetic of the locality while maintaining a subordinate relationship with the main dwelling.

The green roof, covered with vegetation, mirrors the surrounding landscape, reducing the visual impact of the structure and creating harmony with the garden context. This sustainable feature enhances the aesthetic of the garden room, and fosters biodiversity, improves insulation, and absorbs rainwater. This will result in a space that feels more organic and less intrusive, complementing the greenery around it.

Example 'green roof' photo for illustration purposes



Heritage Assessment

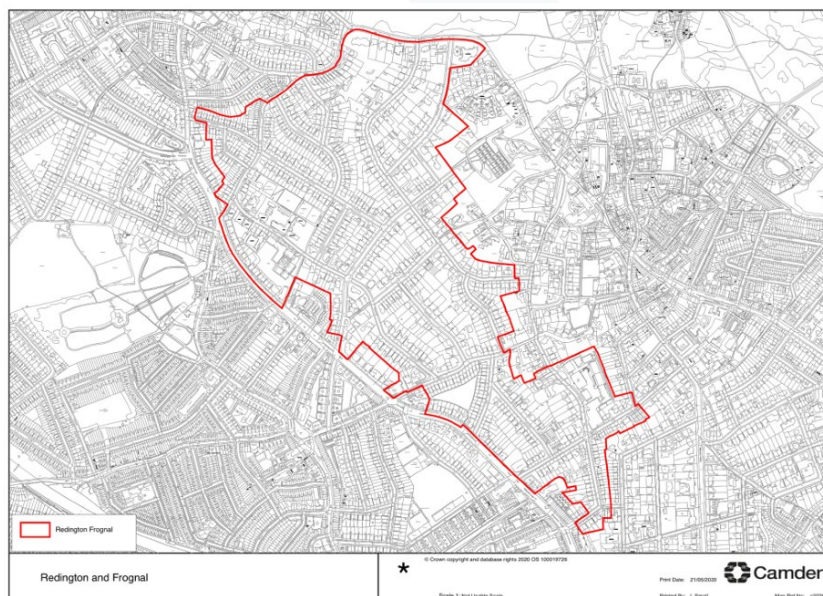
This proposal seeks planning permission for the extension and alterations to the existing garden room within the rear garden of a Flat 1, 36 Platts Lane, located in the Redington/Frogna Conservation Area.

The proposed development, which extends the garden room by 5 meters in length, includes the addition of a green roof, a kitchenette, a shower room, and updated cladding. These alterations have been designed with careful consideration to ensure they preserve and enhance the character and appearance of the conservation area.

The Redington/Frogna Conservation Area is characterised by its verdant gardens, domestic architecture, and the subtle integration of built forms into the landscape.

The proposed garden room, located at the highest point of the garden, remains subordinate to the host dwelling. Its single-storey design and modest height (2.5 meters) ensure that the structure does not dominate the plot or detract from the established character of the surroundings.

Boundary of Redington/Frogna Conservation Area, as per the Conservation Area Character Appraisal & Management Plan (2022) (Accessed 24th September 2024)



Key features of the proposal, such as the natural Western Red Cedar wood cladding and the introduction of a green roof, ensure that the garden room blends harmoniously with its garden setting. The green roof reduces the visual impact of the structure by creating a living, vegetated surface that integrates with the existing greenery and promotes biodiversity. This approach aligns with the area's emphasis on preserving the natural landscape while reducing the visual bulk of new structures.

The materials and design choices complement the established aesthetic of the conservation area. The use of sustainable and high-quality materials, including aluminium grey windows and doors, ensures that the structure remains visually subordinate to the main dwelling while contributing positively to the character of the conservation area.

In conclusion, the proposed extension and alterations to the garden room respect the character and integrity of the Redington/Frogna Conservation Area. The design creates a sympathetic relationship with the existing landscape and built environment, ensuring no harm is brought to the heritage significance of the area.

Conclusion

This planning, design and access statement has been prepared by NAPC Ltd to support the planning application for the extension and alterations to the existing single-storey garden room within the rear garden of *Flat 1, 36 Platts Lane, London, NW3 7NT*, for incidental use associated with the enjoyment of the dwellinghouse.

The purpose of the proposed extension and alterations is to allow for the garden room to be used as a hobby room, study, and recreational space. This use will remain incidental to the enjoyment of the main dwellinghouse and will not be used as a separate, standalone unit.

This statement has demonstrated that the proposals align with both national and local planning policies, particularly regarding amenity, design, visual impact, and heritage.

We therefore respectfully request that this application is granted without delay.