

**Design and Access Statement 72 Albert Street, NW1 7NR**  
**Date - 6th October 2024**

**Introduction**

This application seeks Planning and Listed Building Consent specifically for the repositioning of the pergola in the garden of 72 Albert Street. Previous planning approvals (Refs: 2022/1376/P and 2022/3427/L) allowed for a complete redevelopment of the garden, including the demolition of all existing structures, such as walls, paving, and varied garden levels. However, the existing pergola was unintentionally excluded from the initial demolition plans.

This revised application includes the removal and repositioning of the pergola to the rear of the garden, with the goal of creating a more open and accessible central space. The relocation not only enhances the garden's usability but also aligns with environmental requirements, particularly the preservation of tree roots on the property. The updated garden layout balances the client's design vision with site-specific ecological considerations, creating a more sustainable and aesthetically pleasing garden environment.

This document should be read in conjunction with the following proposed drawings;

- *314-DWG-609-Demolition Rear Garden-Pergola\_P1*
- *314-DWG-610-Demolition Rear Garden Section AA'\_P1*
- *314-DWG-611-Proposed Rear Garden Pergola\_P1*
- *314-DWG-612-Proposed Rear Garden Section AA'\_P1*
- *314-DWG-613-Proposed Pergola Construction\_P1.*

## **Relevant Planning Policy**

We have reviewed the following documents and believe that these sections and extracts are relevant to this application.

### **1. Camden Planning Guidance, Design (2021)**

*Section 4.31 - Hard Landscaping*

*Section 4.38 - Gardens and Forecourt areas*

*Section 4.54 - Boundary walls, fences and railings*

### **2. Camden Planning Guidance, Trees (2021)**

### **3. Camden Planning Guidance Amenity (2021),**

*Section 2 - Overlooking, privacy and outlook*

### **4. Camden Local Plan, 2017**

*Section 6 - Policy A1 Managing the impact of development*

*Section 6 - Policy A3 Biodiversity*

*Section 7 - Policy D2 Heritage*

### **5. National Planning Policy Framework 2019**

*Chapter 15 - Conserving and enhancing the Natural Environment*

*Chapter 16 - Conserving and enhancing the historic environment*

## **Extract from Camden Planning Guidance, Design, CPG 1**

*4.32 Hard landscape makes a significant contribution to the character of the Borough. The scale, type, pattern and mix of materials help define different uses and effects the perception of the surrounding buildings and soft landscape and overall quality of an area. To help integrate the development with its surroundings and contribute to the sustainability of the project the Council will expect:*

- the selection of materials, patterning and methods of workmanship to consider those already at use in the area;*
- traditional and natural materials to be used, especially in Conservation Areas (Local guidance can be found in individual Conservation Area Statements, Appraisals and Management Plans);*
- the use of salvaged and re used materials, where appropriate; and*

*4.39 The design of front gardens and forecourt spaces should:*

- *consider the relative amounts of hard and soft landscaping., Schemes should seek to minimise the amount of hard landscaping and no more than 50% of the frontage area should become hard landscape. Where parking areas form part of the forecourt enough of the front boundary enclosure should be retained to maintain the spatial definition of the forecourt to the street and provide screening;*

- *retain trees and vegetation which contribute to the character of the site and surrounding area;*

- *The potential detrimental effects of new structures in gardens can be reduced by:*

*carefully siting structures away from vegetation and trees and designing foundations to minimise damage to the root protection zones of adjacent trees*

### **Extract from Camden Planning Guidance. Amenity, January 2021**

*2.2 Interior and exterior spaces that are overlooked lack privacy, which can affect the quality of life of occupants. The Council will therefore expect development to be designed to protect the privacy of the occupants of both new and existing dwellings to a reasonable degree. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The extent of overlooking will be assessed on a case-by-case basis.*

*2.10 Carefully sited permanent domestic structures, such as solid fences, pergolas, garden sheds, bin stores, and cycle storage, can also act as privacy screens. In instances where mitigation is considered necessary to ensure privacy, but has not been provided adequately within development proposals, the Council will consider the use of planning conditions to secure mitigation measures. This could include conditions requiring:*

### **Key notes from Camden Local Plan, 2017, Policy A1 Managing the impact of development**

Policy A1 in Camden's Local Plan requires that proposals prioritise reducing any potential negative impacts on neighbouring properties and the environment. Specifically, this involves protecting the privacy, daylight, and outlook of adjacent residences. The policy encourages designs that avoid overshadowing and overlooking to maintain neighbouring properties' quality of life. Additionally, developers are urged to incorporate environmentally sustainable practices, addressing air and water quality and preserving biodiversity wherever possible.

### **Key notes from Camden Local Plan, 2017, Policy A3 Biodiversity**

This policy protects and enhances biodiversity, especially within developments impacting green spaces and protected trees. Since the application involves proximity to tree roots, the policy emphasises safeguarding these roots and minimising disturbances. Mitigating measures, such as construction methods that avoid damage to tree roots, would be encouraged.

### **Key notes from Camden Local Plan, 2017, Policy D2 Heritage**

This policy requires that developments affecting listed buildings or their settings preserve or enhance their historic and architectural significance. Any works to the garden should respect the historical context of the listed building, ensuring that changes do not detract from its character or significance. Any proposed redevelopment should align with this policy by carefully evaluating design choices, materials, and the treatment of historic features, including walls and levels.

## **Key notes from National Planning Policy Framework 2019**

### *Section 16: Conserving and Enhancing the Historic Environment*

This section sets out policies to ensure that any changes to heritage assets, including listed buildings and their settings, are carefully managed. It emphasises the importance of retaining historic character and requires that any development should minimise harm to the significance of the heritage asset, only permitting change where it is justified by public benefits or other considerations.

### *Section 15: Conserving and Enhancing the Natural Environment*

This section covers the protection of biodiversity, including protected trees, and promotes development that does not harm local ecology. Given the presence of protected tree roots, proposals must respect and mitigate impacts on these natural features.

## **The proposal**

This application seeks permission for the relocation of the existing pergola to the rear of the garden at 72 Albert Street, in response to site-specific considerations and improvements to both privacy and tree health. The previous pergola location at the garden's center was reconsidered due to the presence of extended tree roots and the desire to maintain a clear and open central space for functional use.

Key Aspects of the Pergola Relocation Proposal:

### **1. Privacy Enhancement**

The pergola's new position at the rear garden boundary ensures improved privacy for both the residents and neighbouring properties. Situated away from the main garden area, this location minimises visual obstructions and respects the privacy of adjoining properties.

### **2. Root Preservation**

To protect the expanding tree roots found throughout the central garden area, the pergola was relocated to avoid further disruption. This placement strategy, developed in consultation with an arboriculturalist, supports the health of existing trees by reducing structural pressure on root zones, aligning with Camden's planning policy to preserve mature trees within residential gardens.

### **3. Design and Construction**

The proposed pergola measures 4m by 3.8m, significantly smaller than the previous 5.7m by 3.7m structure. With a maximum height of 2.4 meters above grade, it meets the requirements for permitted development, being under the 2.5-meter threshold, and is positioned to avoid impacting neighbouring sightlines. The design is clad with engineered decking to maintain continuity with the existing garden aesthetic and oak posts, ensuring visual coherence.

#### **4. Temporary, Low-Impact Structure**

The relocated pergola is designed with sustainability and flexibility in mind. Anchored on screw piles and constructed with bolted connections, the structure is demountable, minimising permanent alterations to the garden landscape. This low-impact approach aligns with both conservation goals and garden adaptability over time.

#### **5. Sympathetic Design Impact**

The thoughtful relocation and downsizing of the pergola ensures it remains in harmony with the architectural character of the property and surrounding area. The structure is intentionally modest in design, supporting the garden's usability and fostering a positive relationship with the surrounding environment.

### **Conclusion**

In conclusion, relocating the pergola to the rear of the garden enhances privacy and minimises visual obstructions for the neighbours. The overall structure is designed to be stable and durable while remaining easily dismantlable if needed in the future. This thoughtful placement not only improves the functionality of the garden space but also fosters a harmonious relationship with the surrounding environment.

The proposed changes are modest in their design and sympathetic to the context. As a result, the visual amenity of the host building and its immediate surroundings will not be harmed.

Therefore, we feel that there are no planning terms that weigh against this proposal.