



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Heritage Impact and Planning Statement

Retention of pergola style domestic outbuilding (retrospective)

17A Arkwright Road, London NW3 6AA

Prepared by **Planning By Design**
On Behalf of **Blackthorn Books Limited**

Introduction

Planning By Design (Agent) has been instructed to act on behalf of Blackthorn Books Limited (Applicant) to submit a retrospective planning application to Camden Council (Local Planning Authority) for the retention of pergola style domestic outbuilding at 17A Arkwright Road, London NW3 6AA.

In support of this application, the following Heritage Impact and Planning Statement has been produced to demonstrate the suitability of this site for this proposal and evaluate its accordance with National and Local planning policies.

Site Location

The application relates to 17A Arkwright Road London NW3 6AA. The application property is a ground floor flat, located on the south side of the street. The property benefits from a reasonably sized constrained rear garden with tall boundary fencing. The site is located in the Redington/Frogna Conservation Area.

The Proposal

The application is for the retention of the existing free standing 'pergola style' outbuilding, located close to the building rear wall, upon a hardstanding (with artificial grassed) area, within the site's rear garden. The specifications from the manufacturer describe it as a 'Louvre Pod -Winsol'.

The dimensions of the structure are 3400mm (width) by 3800mm (depth). The structure has a flat opening roof, it is 2700mm at the highest point of the roof. The structure's finishing materials consist of timber framing, uPVC and glazing.

The development is in keeping with the character of the local area, its attractive aesthetic is suitable to the site, looking akin to any typical domestic garden outbuilding, pergola or conservatory installation style, and it has a use incidental to the occupant's enjoyment of the home.



Fig.1 – Photo of the structure (internal)

Planning History

There has been one application at the site, submitted and approved in 2023 for replacement windows for larger ones on the rear elevation and the insertion of a window on the side elevation (ref. 2023/0910/P).

Aside from the above planning history at the site, there is also a precedent for a variety of approved minor planning applications within the site's vicinity, including within the Conservation Area.

Planning Policy

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

National Planning Policy Framework (2024)

- Section 2: Achieving sustainable development
- Section 12: Achieving well-designed and beautiful places
- Section 16: Conserving and enhancing the historic environment

London Plan (2021)

- Policy D1: Design
- Policy D2: Heritage
- Policy D3: Optimising site capacity through the design-led approach
- Policy D4: Delivering good design
- Policy HC1: Heritage conservation and growth

Camden Local Plan (2017)

- Policy D1: Design
- Policy D2: Heritage
- Policy A1: Managing the impact of development
- Policy A4: Noise and Vibration

Supplementary Planning Documents (SPD)

- CPG Home Improvements (2021)
- Amenity (2021)
- Design (2021)
- Conservation Area Appraisal and Management Strategy (2011)

Planning Assessment

The following section will evaluate the proposals in accordance with the relevant national and local policies and supplementary design guidance to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Council's development criteria and NPPF.

The main consideration of the application is the development's potential impact on the character of the site and area, and the amenity impact.

Principle of Development

The application site falls within the development boundaries, where residential development is acceptable in principle in accordance with policies of the Local Development Plan.

The proposal represents sustainable development in line with the NPPF, London Plan and the Local Development Plan, subject to site-specific and design policies and guidance, which will be discussed below.

Design and Visual Amenity

Policy D1 seeks to secure high-quality design in all development by requiring development to respond to local character and context, be highly sustainable in design and construction, integrate well into the surrounding streets and townscape, comprise high-quality architecture, and be accessible for all. Policy D2 requires development to preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including

Conservation Areas and listed buildings. Camden's Local Plan is supported by CPG (Design). The above is also expected by policies of the London Plan, which require a high quality of design which is sensitive to area characters within London.

The proposal leads to the creation of a useful and well-designed addition to the application site, which is a functional user space for the occupant's enjoyment of the property, allowing for a sheltered, semi-external garden recreation and relaxation space. The character of the proposal offers appropriate, sustainable and durable materials, which are attractive and context sensitive, appearing akin to any typical attractive garden structure or conservatory/pergola style in England. Thus, it is not an intrusive element in the garden setting. By virtue of its rear garden location, it does not erode the visual amenity of the site or wider streetscape, including not detracting from the historic significance of the surrounding conservation area. This is also because rear garden of the site is also mostly screened from the neighbouring properties by boundary fencing and soft landscaping.

Consideration has been given to the scale, massing, density, and siting to ensure it is appropriate to the site and wider area. The scale of the structure is suitable and subservient to the main building and garden. As such, it is not visually intrusive and allows for ample undeveloped garden ground to remain. Consequently, it does not overdevelop the site or detract from the character of the site or wider conservation area.

The proposal can therefore be considered compliant with national and local policy and guidance for design. In terms of heritage implications, no harm has or will be done to the visual amenity or historic significance of the conservation area as a result of the development.

Amenity

Policies A1 and A4 and the Amenity CPG are all relevant with regard to the impact on the amenity of residential properties in the area, requiring careful consideration of the impacts of development on light, outlook, privacy and noise. The intent of the policies is that the quality of life of current and future occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.

Whilst there are neighbouring properties to the site, their amenity is unlikely to be impacted significantly by virtue of the developments' sensible, attractive design, scale and siting within the property's rear garden, meaning it is also not expected to affect the amenity of other flats within the building. The garden's end boundary is flanked by fencing and soft landscaping, ensuring the structure is not overtly visible to neighbouring properties adjacent to or behind the site. There are also no properties to the rear of the site, which would be immediately impacted by the proposal due to the landscaping (trees) between the property boundaries. Outlook is also restricted to the occupant's own garden area.

The proposal is appropriate in footprint and therefore does not dominate its character of, or overdevelop the site, allowing for plenty of garden ground to remain, which includes planting to increase biodiversity. Therefore, overbearing, overlooking, and overshadowing are not expected to be a significant concern and the proposed development causes no further impact to neighbouring amenity than the pre-existing.

The development improves amenity for the dwelling's existing occupiers and future residents, providing an incidental space. The proposal thereby accords with the Planning Policy and Guidance for amenity.

Parking and Highways

The proposed development maintains the same number of bedrooms and so is not deemed to require an increase in the number of parking spaces. It therefore has a neutral impact on parking and highway safety concerns.

Planning Balance

The proposal positively contributes to all three development objectives outlined in the National Planning Policy Framework.

- Socially, the proposal provides a useful incidental addition to the property, which enhances the occupant's enjoyment of the property. This will ensure that the applicants can maximise the use of the site, providing longevity to its design.
- Environmentally, the proposal does not erode the landscape, streetscape or Conservation Area character, or negatively impact the area it is located within.
- Economically, the proposal helped stimulate economic activity at a local level as local fitters and suppliers were sought for construction.

The proposal will not cause enough of an impact to warrant a refusal in this instance.

Conclusion

The proposal delivers significant social and economic benefits to this area while not resulting in any detrimental harm to the area's surrounding environment. It is also well designed, and provides a beneficial and functional space for the occupants, increasing and enhancing the residential amenity of the property.

Therefore, we see no reason for the Council to withhold our request for planning permission and kindly request that the council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework.