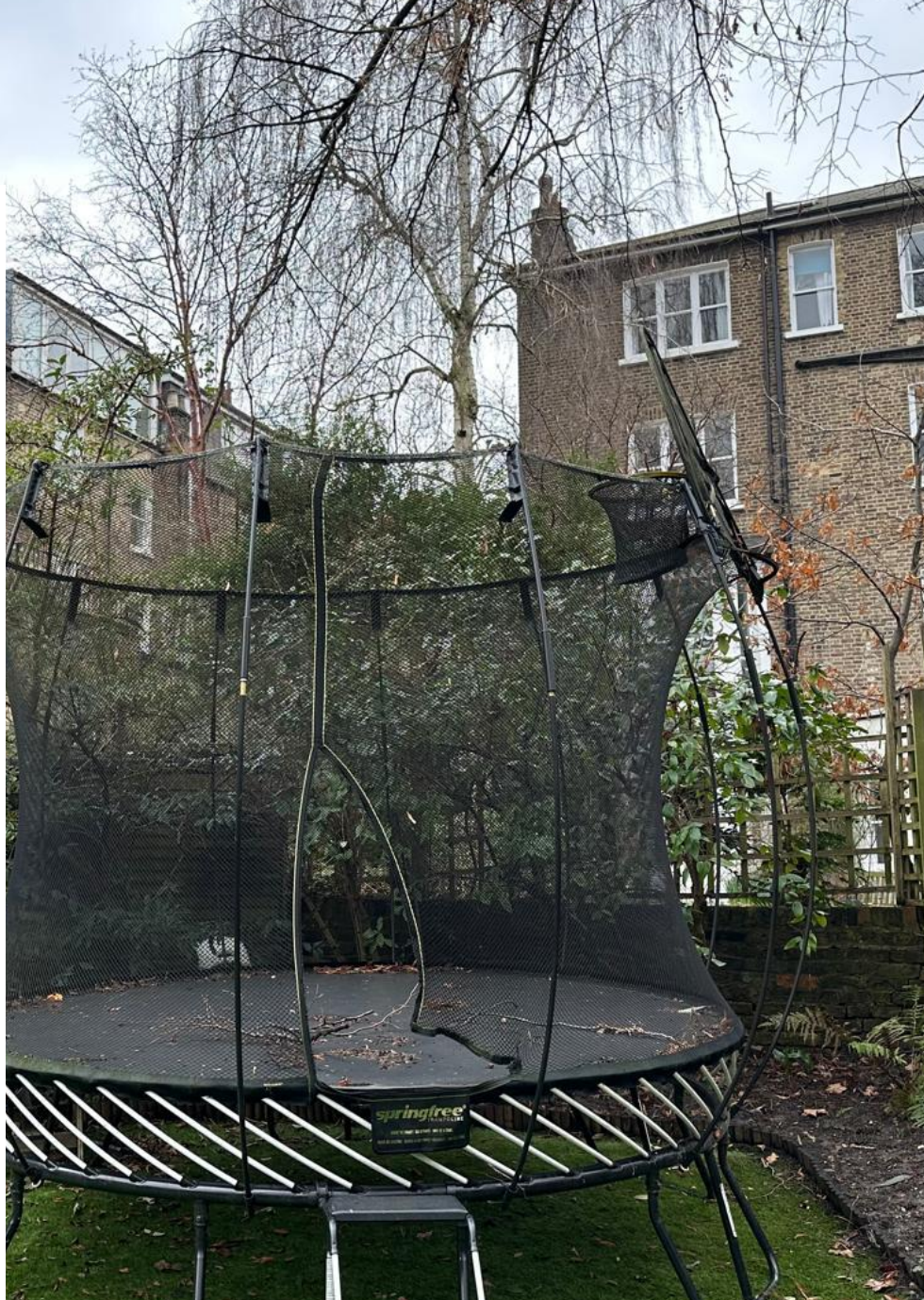


PLANNING STATEMENT



MARCH 2025

R L Planning

REAR OUTBUILDING

**52 AINGER ROAD
LONDON
NW3 3AH**

THE SITE AND ITS SURROUNDINGS

The Site

The dwelling

- No. 52 is a three / four storey Victorian mid-terrace family house
- It has been altered and extended over the years, as set out in the Planning history
- The main living areas are found on the lower and upper ground floors
- There are three bedrooms on the first and second floors, with an additional one within the roofspace (served by a rear dormer)
- The building has been included in the Council's Local List and is therefore classed as a non-designated Heritage Asset
- In terms of materials, the house has brick elevations under a slate roof

Its curtilage

- The property benefits from a large L-shaped garden which is on two different levels (but both are below the upper ground finished floor level)
- It's enclosed by brick walls with horizontal timber or trellis on top
- Notably, it extends beyond the others in the Terrace
- It also has a completely different shape due to its projection to the South
- There is no off-road provision within the frontage
- There is a small garden tree / bush next to the old triangular-shaped shed, both of which are to be removed as part of the project
- The small pergola in the far Northern corner will be retained
- For clarification, the structure visible on the Location Plan is no longer there

Its Surroundings

- The Application property is located in a predominantly residential area, with taller terraced properties on the opposite side of the tree-lined road
- There is a mixture of dwellings in the vicinity, including pairs of semis and flats
- Brick colours vary considerably (including painted bricks) and sash windows are a common feature
- The flatted development know as Primrose Hill Court is to the West, along Oppidans Road
- No. 52's rear garden is fully surrounded by other gardens and a variety of garden buildings and structures can be seen
- 21 Oppidans Road and 41 King Henry's Road have larger gardens than the Application Site's
- The latter has a Lime tree close to the mutual boundary
- To the front / East, the Primrose Hill Conservation Area has its boundary at the junction with Erskine Road
- Other Conservation Areas (Eton to the North and Elsworthy to the West) are a significant distance away
- The Application Site falls within Flood Zone 1

THE PROPOSAL

- The proposed development is for a detached outbuilding within the projecting part of the garden
- Its modest eaves height, off-centre ridgeline and colour palette limit any visual impact
- The Council's Planning Guidance documents entitled **Home Improvements, Amenity** and **Trees** have all been taken into account during the design process
- **Section 5.5** of the Home Improvements document explains that outbuildings can provide usable space away from the main building for various functions such as storage, a home office and gym etc
- This proposal successfully addresses its potential impact on the amenity of neighbouring occupiers, biodiversity and the character of the wider area to ensure it will not detract from the generally soft and green nature of gardens

Profile and dimensions

- The outbuilding would have a bespoke footprint so it fits the space well, measuring just over 25 sqm
- In terms of its profile, it has been designed with a dual-pitch roof
- Its eaves are 2.5m and its maximum height is limited to 3m
- The building would be appropriately set in from all boundaries by 0.5m

Use

- The main space will be multi-purpose, providing valuable area for exercise, home-working and relaxation (including a small sauna which will not require a flue or trenched services)

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- All uses will be incidental to the enjoyment of the dwelling
 - A small garden store, replacing the existing shed is also incorporated into the design

Main materials

- Externally it will have composite cladding on the principal elevation, with the Applicant choosing the Burnt Cedar option
- More details on its external appearance can be found on **Sheet 04**
- The rear and side elevations will have lighter cement feather edge cladding
- These materials provide low maintenance options for garden buildings such as this and will continue to look aesthetically pleasing in many years to come
- The roof will be the 'BauderBIODIVERSE pitched wildflower blanket' (or very similar)
- It will provide a minimum 30mm biodiverse Green Roof, with the construction materials and Section drawing as shown in **Appendix B**
- In summary, the system comprises a lightweight 100mm biodiverse substrate
- It is suitable for new build construction and is designed to give a long flowering season
- The planting and maintenance / management details are provided below in **Appendix A**

Fenestration

- The principal elevation includes a set of sliding doors, a window and a solid 'hidden' door serving the dedicated store

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- The frames for the glazing will be anthracite in colour
 - All the other elevations will be blank
 - Due to the principal elevation facing North, and to take advantage of the sun's path throughout the day, a rooflight will also be installed over the main space

Groundworks and drainage

- No level changes are proposed
- The outbuilding will be constructed using ground screws as a foundation base and this is discussed in detail in the accompanying **Arboricultural Report**
- An adjacent water butt (see **Appendix C**) will manage the roof run off in a sustainable manner
- This will enable surface water run-off to be managed close to its source and for the rainwater to be used as a resource (harvested for the garden vegetation)

ADHERENCE WITH POLICY

- The principle of the development here is considered to be acceptable
- Secondary buildings were traditionally erected in different materials / finishes which can help reinforce the subservience of the addition and maintain the visual primacy of the dwelling
- The outbuilding would not be readily visible from public vantage points 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 family house and the development does not affect any parking provision
- The proposal maintains the green environment and there would still be sufficient external amenity space at the property
- On-site biodiversity will be improved by the Green Roof

Local Policies

- It is considered that the proposal adheres with the relevant policies in the Local Plan, particularly **Policies A3, CC3 and D1**
- 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 the amenity requirements of **Policy A1**
- This is in addition to those listed in the **Heritage Impact Assessment**
- Together, they seek to ensure proposals are well designed, respond positively to local context and character and are respectful of the amenity of neighbouring properties

The London Plan

- There is no conflict with the London Plan, including **Policy D3**

NPPF

- The aims and objectives of these local Policies are reflected in the 2024 NPPF
- As set out at the beginning of **Section 12**, good design is a key aspect of sustainable development and creates better places in which to live and work
- In particular, **criterion c of paragraph 135** states that decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change

APPENDIX A

PLANTING DETAILS

- The wildflower blanket is designed for pitched roofs
- It will root quickly to stabilise the substrate
- There will be approximately 40 native wildflowers and herbs, with less than 10% grass species (with the latter representing no more than 10%)
- The more dominant will prevail over time and this is dependent on the location

MAINTENANCE SCHEME & MANAGEMENT PLAN

- Maintenance will be carried out according to the Manufacturer's guide and includes the following:-
 - Ensuring that all rainwater outlets and downpipes are free from blockages and that water can flow freely away
 - Occasional watering, especially in periods of prolonged drought using the adjacent water butt as the source
 - Strimming the vegetation back to a height of 50-70mm in the late Autumn Removing saplings, weeds and dead organic matter (including leaf litter) as required
 - Adding slow release organic fertiliser to the vegetation when necessary