

**Design and Access Statement**

**Full Planning Permission and  
Conservation area consent for rear  
Garden Room to Ground floor Flat**  
Gr fl flat, 37 Chetwynd Road  
London NW5 1BX

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# Chapter 1

## Introduction

### Background

Blustin Design Ltd, an established Architecture practice with twenty years' experience in the residential sector, is submitting the planning application on behalf of the owner of the flat at 37 Chetwynd Road, who wishes to add a small garden room to the rear of their garden.

The Victorian terrace house of 37 Chetwynd road comprises of three flats separated on each floor of the house. There is a small dormer to the rear of the property. The conversion to flats was carried out in 1974.

The two-storey rear outrigger was built further to planning in 1974. The rear patio doors and windows at ground floor have been replaced more recently. A recent application has been granted for a rear extension and refurbishment to this flat in February 2025.

On the street front, most facades are identical along the road.

To the rear, each property varies considerably in terms of type, depth and height of outrigger.

There are already a number of garden rooms within the rear gardens of Chetwynd road and Dartmouth Park Road as can be seen on the site plan and on Google Earth. In addition there are a series of eight houses developed in the last twenty years that create a mews terrace accessed from Bellgate mews that site to the rear of the gardens from no 39 Chetwynd road onwards.

There are some large trees within the rear gardens of the terraced houses on this street, but none in this property's garden, nor the adjacent gardens.

As this is a flat, there are no permitted development rights so the application is applying for full planning permission.

Chetwynd Road is in the Borough of Camden, and the street is part of the Dartmouth Park Conservation Area.

### Application documents

Along with this covering report the following have been submitted to support this application:

- Site plan.
- Existing location plan.
  
- Existing Roof Plan.
- Existing Ground floor plan.
- Existing Rear Elevation.
- Existing Sections
  
- Proposed Roof Plan.
- Proposed Ground floor plan.
- Proposed Elevations
- Proposed Sections
  
- Green roof details

## Chapter 2

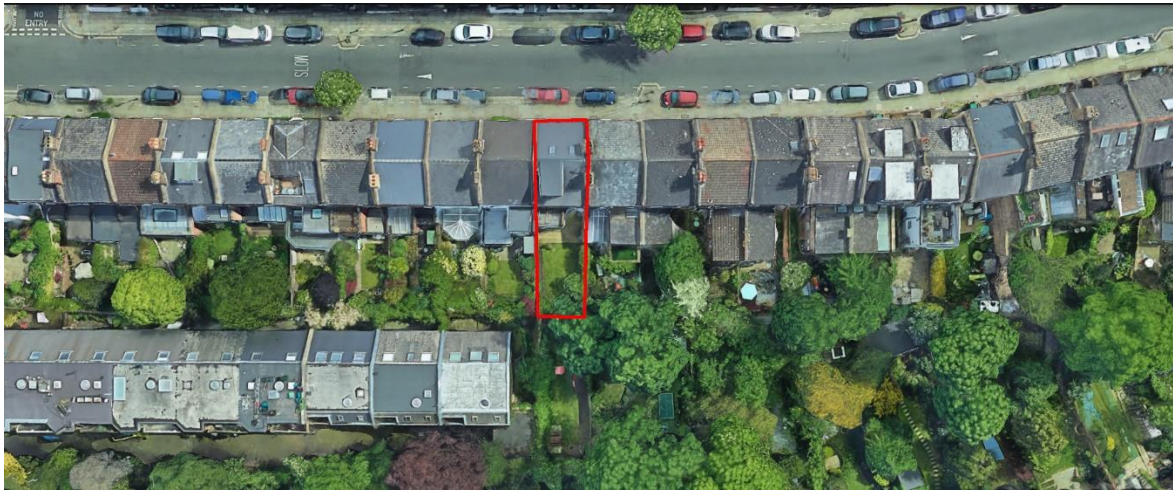
### Context

#### Location

Chetwynd Road is in the Borough of Camden, and sits between Dartmouth Park Hill to the East and Highgate Road to the West. It is a hill rising up to the East.



Aerial View of Site Location (Google Maps)



Aerial View of Site Location (Google Maps)



## Site Photos



Front view of 37 Chetwynd Road



Rear view of 37 Chetwynd Road



View of garden



View of garden – proposed location of garden room to lhs





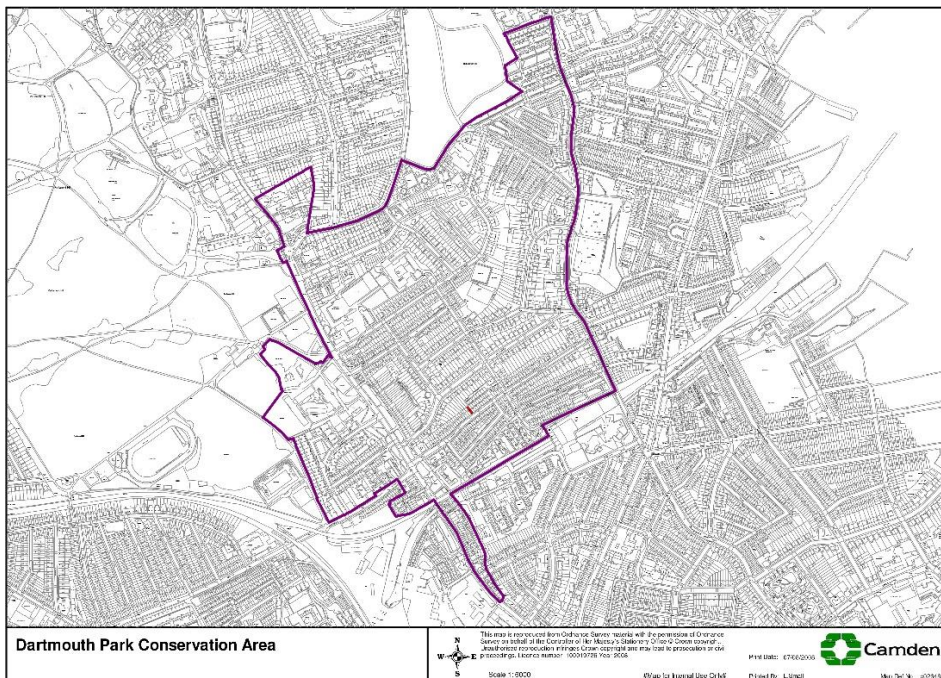
View of number 39



View of number 35

### Designations and Historic Context

The street is part of the Dartmouth Park Conservation Area. It was designated in 2009 in order to maintain the special and historical character of the area. Chetwynd Road is not listed nor have any specific listed building along it. It is noted in the Dartmouth Park Conservation Area Appraisal and Management Statement that the odd numbers from 1 – 67 along Chetwynd Road make a positive contribution to the character and appearance of this area.



### Current Uses of the Site

The current use is Class C3 : a residential flat. The building was split from a single dwelling house into three flats in 1974.

### Planning History

#### No 37 Chetwynd Road :

2024/5699/P : erection of ground floor rear extension – **date : 07/02/2025 Granted**

2010/6324/P : erection of rear roof dormer and two front rooflights – **date : 06/12/10 Granted**

E11/5/11/19352 : Change of use Gr, 1<sup>st</sup>, and 2<sup>nd</sup> Floor to three self contained one bed flats, and erection of two storey rear extension. **Dated 27/08/1974 Conditional**

#### No 39 Chetwynd Road:

None

#### No 35 Chetwynd Road:

2022/4276/P : Raising of existing two storey rear outrigger and formation of second floor rear terrace, erection of rear dormer and installation of rooflights in front and rear roofslopes **Dated : 18/11/2022 Granted**

2018/2332/P Erection of replacement rear conservatory following demolition of existing. **Dated : 12/06/2018 Granted**



## Chapter 3

### The Proposed Development



#### Description

The proposal is for a small garden office to be constructed to the rear left hand side of the garden. It will be 2.5m square in plan and height. It will be a timber construction with a sedum green roof. This will complement the designs already permitted for a rear extension and conservatory and allow daily living in the flat, to happen around the garden. The garden will become the focal point of the property. A very small tree must be moved to allow for the garden room. The garden will have no foundations and no plumbing.

The later houses developed to the rear of the properties from no 39 onwards look as though they are constructed within the rear gardens. This proposition will be subordinate to the main house and inconsequential to any neighbours.

The inspiration for the design is taken from the Japanese tea house, thinking about the overhanging roof, the slatted timber construction, the views out onto nature.





## Chapter 4

# Supporting Evidence

### Policy guidance

The NPPF (2021) states that “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”, with the proposal purposefully designed to meet the objectives of paragraph 130, which requires developments to function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; whilst being visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

The proposals take into consideration the above and seek to create a good quality home for the future.

**The Dartmouth Park Conservation Area Appraisal and Management Statement** (Adopted 22 January 2009) says in Appendix 2 – Buildings that make a positive contribution. This includes this property.

Chetwynd Road : 1-5 Chetwynd Villas, **1-67 (odd)**, 69-119 (odd), 2-62 (even), 64-114 (even)

**The Camden Local Plan 2017** - Design (Policy D1 ) in Health states “7.11 The way an area is designed and managed can have a significant impact on people’s quality of life, health and wellbeing.”

*The proposal aims to allow for the small one bedroom flat to function as a place to live and work, based around the garden space, which will have significant good health benefits for the occupants in their increased connection to nature. A reasonably sized garden is maintained and will have much greater usage moving forward.*

### Sustainability Statement

Policy G6 Biodiversity and Access to Nature: “Development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.”

There are some priority habitats within 500m radius of the site. However the size of development is under 25sqm and therefore de minimis exemption applies for bio diversity net gain to apply.

The roof will be a sedum green roof. The garden will be replanted in order to encourage biodiversity with some area left as grasses and wild meadow. There are currently two small trees and one new one will be planted.

The larger trees that can be seen to the rear gardens beyond this property, do not sit in either adjacent garden, nor to the rear adjacent garden. Therefore it is extremely unlikely that this proposal will cause any effect to any of the mature trees to the rear garden areas behind Chetwynd Road.

### Consultation

No previous consultation has been sought.

## Chapter 5

### Summary and Conclusion

The proposal to add a rear garden room to no 37 Chetwynd Road has been considered in relation to the architectural quality of the original houses along the street. It will be a high-quality design, providing additional working from home provision to the ground floor flat. The connections to the garden will be greatly improved and as such the health and wellness of living here will follow. The materials used will be harmonious to nature using timbers such as sustainably sourced oak. There will be a green roof to encourage more biodiversity in the future. There is little impact to the neighbours, one of whom has a small garden shed already. To the rear the gardens are very long and so this will have little to no impact to them.