



PLANNING STATEMENT

**with Tree Report and
Heritage Impact
Assessment**

MARCH 2025

R L Planning

SHED

**FLAT 1, 4 SHERRIFF ROAD
CAMDEN
NW6 2AP**

THE SITE AND ITS SURROUNDINGS

- No. 4 is a two-storey detached residential building, with accommodation in its roof, on the south side of Sherriff Road
- It was extended and converted into five flats in the 1980s
- There has been a range of rear additions over the last twenty years
- Flat 1 is on the ground floor and benefits from a long private rear garden
- It is enclosed by fencing, with adjacent vegetation adding to the visual screening
- There is a new garden room at the far end of the plot providing a usable space away from the flat for a couple of dedicated functions - namely a home office and library (Permission 2024/1170/P refers)
- There is also a similar outbuilding in the garden of the other ground floor flat, no. 2
- The local Conservation Area's boundary is to the East, beyond the neighbouring plot of Saint James House
- The Church of St James, on the end of the road, is Grade II Listed

THE PROPOSAL

- A small garden shed is proposed
- It would be for the storage of outdoor maintenance equipment etc, incidental to the enjoyment of the flat
- Consideration has been given to the guidance set out in the Camden Planning Guidance document entitled **Home Improvements**, especially that found on pages 31 and 77

Profile and dimensions

- The shed would have a modest footprint measuring just 3.25sqm
- In terms of its profile, it has been designed with a mono-pitch roof
- Taking its base into account, the eaves would be 2m above ground level and its maximum height is limited to 2.1m (plus extending vegetation)
- The building would be appropriately set in from the side boundary, in line with the garden room, and there would be a gap of 5cm between the two structures

Main materials

- Externally, the elevations will be timber-clad
- A sedum roof will be added
- Both will match the existing garden room

Fenestration

- The solid doors will be made from matching timber
- All the other elevations will be blank and no rooflight is proposed

Groundworks and drainage

- No level changes are proposed
- The shed will be constructed on a timber frame, with small simple stakes
- It will be connected to its own small water butt to help manage any roof overflow in a sustainable manner

Tree Report

- There are no trees within no.1's rear garden
- Those nearby in adjacent gardens are highlighted on Sheet 03 - Proposed Site Layout Plan
- According to our calculations (trunk diameter at a height of 1.5m), the shed would not fall within an RPA

ADHERENCE WITH POLICY

- The siting, scale and design of the shed integrates well with the garden room and has a minimal visual impact on the host garden
- It would be set away from the boundary and retain an adequate amount of garden area
- It would not unduly detract from the outdoor amenity of neighbouring gardens and the wider surrounding area
- It would not be visible from the public realm 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 its intended use
- The neighbouring trees will not be impacted by the project

Local Policies

- The proposal adheres to the objectives of **Policies A3, CC3 and D1** in the Camden Local Plan
- 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 with the amenity requirements of **Policy A1**
- On the most local level, the development meets the objectives of **Policies 2 and 18 in the Neighbourhood Plan**

-
- In particular, it has regard to the form, function, structure and heritage of its context and has a harmonious colour palate (criteria iv and v of Policy 2 respectively)

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

HERITAGE IMPACT ASSESSMENT

The ‘significance’ of the designated Heritage Assets

- In terms of local Heritage, the ‘significance’ of the South Hampstead Conservation Area mainly derives from its spatial character which comprises wide streets lined with mature trees and large and rhythmically spaced brick buildings
- All the streets to the West of Priory Road fall within the ‘Colonel Cotton’ distinct character area
- These houses were built by more commercial developers in stock brick with stone or render and slate roofs and typically mid-Victorian in style with Classical details
- The Grade II Gothic Revival Church is the only Listed Building in the Conservation Area
- It was designed by AW Blomfield, a notable 19th century church architect and its ‘significance’ relates to its use as a place of worship
- The Council’s Conservation Area Character Appraisal confirms that it relies on massing for its effect

The impact assessment

- Due consideration has been given to the relationship the proposed shed would have with existing buildings and spaces
- The sedum roof and timber cladding will both match the adjacent garden room and these materials respect the tree-lined streets within the designation

-
- Taking account of **Section 16** in the 2024 NPPF, the proposal would not have an adverse impact on the setting of the Conservation Area or the Listed Church
 - Consequently it would preserve the existing qualities and context of the Historic Environment and the 'significance' summarised above won't be affected
 - In terms of regional and local Policies, there is adherence with **Policy HC1** in the London Plan, **Policy D2** in the Local Plan and **Policy 3** in the Neighbourhood Plan