



Planning Statement

Doc. Ref.: **AC/PD**

7 St Annes Close
London N6 6AR
Submitted for Planning:
April 2012

ZAC MONRO **ARCHITECTS**



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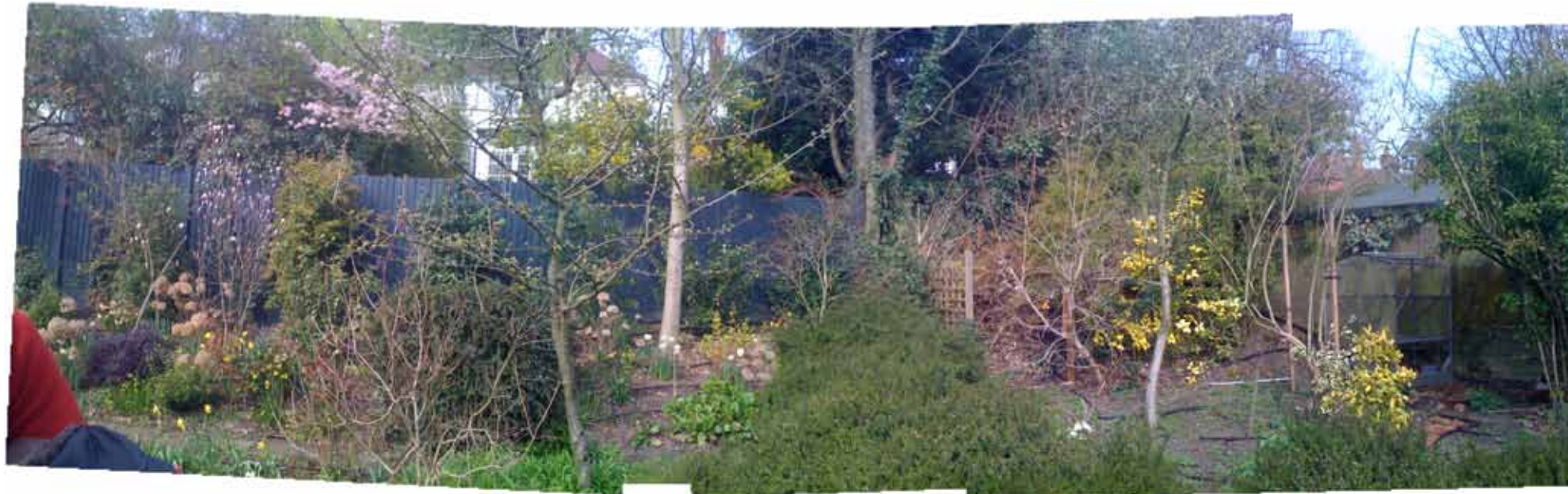
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Front Elevation of the main house



Rear Elevation of the main house



View of the proposed development area from the garden: (note a trellis has been added since this picture was taken).

Generally:

St. Anne's Close is a quiet residential cul-de-sac off Highgate West Hill. The original houses were designed in a simple and modern manner by Walter Segal in 1952.

No.7 is at the end of this terrace of houses, has 2 storeys and a pitched roof, with a high wall and outbuilding to one side obscuring any view of the rear garden. It has a large rear garden sloping upwards towards the rear.

The back and most northerly point of the garden is currently rather overgrown and used as a compost area. The back of the garden is also surrounded by a high fence and trelliswork. There are a number of trees nearby, though some 'thinning' has been carried-out with permission in preparation for the works.





Proposed garden room visualisation- view 01 (on plan drawings)

Proposal:

The proposal is for a garden room in the furthest corner of the garden. The structure would sit close to the boundary and its height is therefore restricted to below 2.5m at the boundary.

An accurate survey has been carried-out of the terrain and in the far corner of this area, the height of the ground is 13.47m above datum. At this point the proposal sits only 1.46m above ground level.

This has been achieved by sinking the garden room a little into the slope, to lessen its impact.



Proposed garden room visualisation- view 02 (on plan drawings)

Planning Parameters:

Extensive consultation has taken place with all the residents of St. Anne's Close, and the scheme has been agreed with them. Initial consultation has taken place with the Planning Department (with planning officer Edward Bailey) to ensure that the rear area is under no article 4 directions and that the proposed scheme falls within permitted development guidelines.

More specifically having consulted the Planning Department documents, and discussed the scheme with the duty Planning officer, we have drawn-up plans that comply with London Borough of Camden's current policies and The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

We therefore submit this application for a Certificate of Lawful Development for the garden room at no.7 St. Anne's Close.

