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Grounds For Appeal for 2 Provost Road, London, NW3 4ST

LB Reference: 2017/0080/P

Related application and appeal ref: 2017/0198/L

Reason for Refusal:

The proposed outbuilding by reason of its location, size and scale would detract from the general openness of the rear garden area, would be overly dominant and appear as an incongruous form of development, furthermore it would harm the setting of the listed building and result in harm to the character and appearance of the surrounding conservation area, contrary to Policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies. The proposed development would also be contrary to the policies A1 and D1 of the emerging London Borough of Camden Local Plan Submission Draft 2016, policies 7.4, 7.6 and 7.8 of the London Plan 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

Grounds of Appeal:

The proposed garden structure is unobtrusive in its scale and location. It is 6m wide, 3,6 deep and 2.8 high, located at the very rear end of the garden and amidst the thicker and higher plants and bushes (please see relevant photo) where it will be inconspicuous. We wanted to retain the "general openness of the rear garden area" and hence the structure only occupies the 21sq.m. of the total 145sq.m. of the garden. We should point out that the garden backs to a car park and not to another rear garden so there is no problem of visual intrusion to the rear of the property.

The nature of its materials and the fact that the structure is designed to be suspended on adjustable bearing shoes mean that it would not impact on the natural growth of the surrounding trees. In fact the sedum roof will "grow" along with the garden, as an

integral part of it. {Please refer to Attached documents, especially Design and Access Statement, arboriculturalist's report and all the relevant drawings.}

It should be mentioned that it is also an integral part of the family life as the award winning British author and researcher husband have envisioned it; to be able to raise their children themselves and when they need to, to have the possibility of using the study space outside of the family dwelling for seclusion and privacy.

Referring to the refusal reason that our proposal "would harm the setting of the listed building and result in harm to the character and appearance of the surrounding conservation area", we would point out that the Eton CAAC have not objected to our application stating: " 2. With regards to the proposed outbuilding the CAAC are satisfied that, considered on its merits as a structure that is essentially reversible, this particular proposal does not breach the guidelines to warrant an objection."

We would also like to refer to another similar application on 7 Downshire Hill, in Hampstead Conservation area ref: 2012/5579/P. The proposed outbuilding was designed along the lines of our proposal and was consented even though it stands more prominently in a significantly smaller rear garden.

We consider the proposal to be subservient to the house and rear garden in both form and size. The garden structure as well as the rear extension have been designed so that the fabric and features within the historic house will remain visible, while simultaneously accommodating the new family's needs.

Lastly, we would be prepared to accept a condition relating to the overall dimensions or exterior material change as a way to mitigate the impact of the proposal.

