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Regeneration and Planning  
Culture and Environment  
London Borough of Camden  
2nd floor  
5 Pancras Square  
London N1C 4AG

By e-mail ([planning@camden.gov.uk](mailto:planning@camden.gov.uk))

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86-90 Paul Street  
London  
EC2A 4NE

T. 020 3305 7476

Number 3,  
159 Marine Parade  
Brighton  
BN2 1EJ

T. 01273 567 777

[michaeldoyle.doyle@gmail.com](mailto:michaeldoyle.doyle@gmail.com)

[www.michael-doyle.com](http://www.michael-doyle.com)

Dear Sir or Madam,

**29 Dartmouth Park Road**

Please find attached materials to support a householder planning application for the construction of a rear garden shed at No. 29 Dartmouth Park Road ('the application property').

**Submission**

Please find enclosed the following submitted documents, plans and drawings:

*Existing plans*

- Location Plan Ref. 2143 (EXI) 001 1:200@A3 Sept 2015.
- Existing Plans and Elevations Drawing Reference: 132.0/A October 2017.

*Proposed plans*

- Proposed Plans and Elevation Drawing Reference: 132.1/A October 2017.
- Shed Base Detail Ref. ML60301/7 REV A 31 3 2017 (Catherine Fitzgerald Landscape Design).

*Supporting Statements*

- Arboricultural Impact Assessment prepared by R Skerratt BSc(For) M. Arbor. A.
- Arboricultural Method Statement by R Skerratt BSc(For) M. Arbor. A

**Site and context**

Dartmouth Park Road is a wide, tree-lined avenue with substantial detached, semi-detached and short terraces of mid to late Victorian and Edwardian villas. The road gently rises to the east, with the application property situated towards the middle section.

There is a later, twentieth century mews development to the rear, immediately adjoining the rear boundary of the application property.



**Doyle Design LLP**

Partnership No. OC308999

List of Partners available at the above office

#### **Application property**

The application property is a three-storey semi-detached villa with semi-basement. The plot is typically 8.1m wide and 37.5m deep and extends to some 303 sq.m/0.03 Ha. (0.07 acres).

The application property is within the Dartmouth Park Conservation Area and is considered to make a positive contribution. It is within 'Sub Area 2 - Dartmouth West' and the property matches the typical features of the Sub Area described in guidance.

The site is accessed via the front gate only. There is no pedestrian or vehicular access from the rear.

#### **Landscape and trees**

The rear garden is mainly laid to lawn and slopes gently up from semi-basement level towards the rear of the garden.

There are three mature trees around the perimeter of the rear garden. The attached Arboricultural Impact Assessment indicates the position and canopy spread of the existing trees.

All the trees will be retained.

#### **Recent planning history**

Consent was granted in July 2016 for a lower ground floor rear extension and other alterations (reference 2016/2354/P).

No objection was raised to an application in November 2016 (reference 2016/6447/T) for works to trees in the conservation area (REAR GARDEN: 1 x Beech - Crown reduce by 1.5m and 1 x Silver Birch - Crown reduce by 1.5m).

#### **Proposed development**

The development comprises a new rear garden shed.

The shed will be 6.25m wide and 2.5m deep and cover an area of 15 sq. m.

The shed will be built upon slightly sloping ground and will rise up some 2.75m to 2.95m above ground level.

The shed will be entirely ancillary to the use of the application property as a single dwelling house.

#### **Materials**

The shed will be clad in timber sheeting overlaid with a timber trellis to the front and sides. The trellis will support climbing plants. Windows will be timber glazed. The roof will be a planted 'green roof'.

The shed will sit upon hand-driven posts of recycled mixed plastic.

**Impact on the host property**

The shed is located to the rear of the garden in order to maximise the remaining garden area.

The shed is of a simple design with traditional timber glazed windows and is designed to complement the garden and the host property.

A planted 'green roof' will further screen and help blend the structure into its surroundings.

The shed will sit slightly above the sloping ground in order to avoid disturbing or cutting into the ground next to the retained trees.

**Impact on neighbouring residential amenity**

The rear boundary wall will largely screen the shed in views from the mews to the rear. The boundary wall is covered in ivy that will further screen views of the shed.

The existing side boundary walls are topped with timber trellises that will partly screen the new shed in views from adjacent gardens. No issue of privacy or overlooking is therefore expected to arise.

**Arboricultural impacts**

The assessment submitted with this application concludes that the development will cause no significant disruption, as long as unnecessary disturbance is avoided.

The shed will be founded upon stakes driven into the ground. The impact upon large diameter roots can be minimized without the need for prior investigation provided the positions of individual hand-driven securing stakes are moved wherever unusually high resistance is experienced in the course of their installation.

An inspection hatch has been incorporated into the rear wall of the shed to enable routine inspections of the lower main stem and root collar of the Copper Beech 001.

An Arboricultural Method Statement (AMS) has been prepared outlining tree protection measures and appropriate working practices to ensure successful tree retention.

**Conclusions**

Please will you let us know if you require any further information, otherwise we look forward to hearing from you in due course?

Thank you for your consideration.

Yours faithfully,



Michael Doyle  
**Partner**

cc Mark Lutyens, Mark Lutyens Landscape Architects