

Ref: 132.1DPR

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BY E-MAIL ONLY

27th April 2018

DOYLE DESIGN LLP

Partnership No. OC3088999
List of Partners available at the above address.

Dear Ben Farrant,

29 Dartmouth Park Road (Ref. 2018/1318/P)

We note that four objections have been received (there are two duplicates/revise submissions): Two are from adjacent occupiers, one on behalf of a residents association, and an objection by a resident of Padstow, Cornwall (who states he is a regular visitor or to Bellgate Mews).

We make the following points in relation to these comments.

Description of development

The application form describes the proposed development as a garden shed. We continue to believe that this is an entirely correct use of the term in this context.

The Council has subsequently altered the description of development without our consent.

The scheme has already been substantially revised in response to comments by officers and neighbours

The resubmitted scheme has been substantially revised in response to officer and neighbour comments. The concerns raised and revisions proposed are fully set out in the covering letter submitted with the application.

There are many examples of rear garden structures in the vicinity

There is a range of different sized rear garden structures in the area, some of which are substantially larger than that proposed here. We attach a photograph of one recent development.

Height

A temporary timber frame will be erected on site over this weekend in order to demonstrate the size and proportions of the proposed shed and the very limited impact upon its setting.

Side views from Bellgate Mews

The top of the gable end of the proposed shed will only just be visible in views westward along the Mews. We have constructed the temporary structure, outlining the volume of the shed, to substantiate this.

The side elevation drawing produced by objectors gives the entirely misleading impression that the side of the shed will rise up directly from the eastern side boundary wall. This is not the case. The shed is set back 1.9m from the side boundary. The attached cross-sections show this very clearly.

Trellis

A trellis along the rear boundary wall was temporarily removed in order to allow the removal of substantial shrub and ivy growth along the rear boundary. The supporting posts remain in place and the trellis will shortly be restored to its original position and height, which, it should be noted, is lower than the rear trellis to No. 27.

An objector states that the trellis was taken down because it was causing “significant light reduction”. This is not correct and we see no basis for this claim.

The shed will not restrict the use of the Mews as communal open space

The proposed shed will in no way restrict the use of the Mews as a communal open space.

The shed will have no material impact upon sunlight or daylight falling upon the Mews.

The shed is located to the north of the Mews.

We have demonstrated that there will be no material impact on daylight or sunlight falling upon either residential properties or the hard paved area within the Mews. Sun angles have been provided for both the winter and summer solstices – the lowest and highest sun angles in the year.

Objectors have provided no other evidence to support their claims.

Views and outlook

There is no right to a view in planning law.

The submitted cross sections demonstrate that highest point of the proposed shed will be below the level of the first-floor velux window cills of Bellgate Mews. The view will be over, not towards the shed.

The green roof of the shed will only just be visible in views from the ground floor kitchen windows of Bellgate Mews properties. The outlook from these windows will not be materially harmed.

Trees

Tree impacts have been fully considered in the submitted arboricultural report and method statement.

Width

Objectors repeat the mistaken claim that the shed will extend across ‘almost the entire width of the rear garden’. The previous application was offset 1.25m. This has been increased to 1.9m in the revised scheme.

The amended scheme accords with the Development Plan

It is claimed the scheme is contrary to the development plan.

Objectors make the following reference; 'Camden's UDP/Framework document we find in a conservation area in 2.1.7 "Rear garden shed/greenhouse in a conservation area exceeding 10 cubic meters shall be treated as an extension for the house"'.

The current local plan was adopted in July 2017. Policy D1 Design states that; 'The Council will seek to secure high quality design in development' and 'The Council will require that development ' responds to natural features and preserves gardens and other open space' (D1-J).

The explanation that follows states (7.20): 'Development within rear gardens and other undeveloped areas can often have a significant impact upon the amenity and character of an area. The Council will resist development that occupies an excessive part of a garden and where there is a loss of garden space which contributes to the character of the townscape'.

The shed occupies only a small area of the rear garden. It will not 'occupy an excessive area' and there will therefore be no significant loss of garden space. Even this small loss will be off-set by the proposed green roof whilst the shed is designed to both complement the garden, the host building, and the area.

The proposals are, therefore, consistent with local plan policy D1.

Permitted development

It should be noted that a shed constructed under permitted development rights may rise higher at the rear boundary than is currently proposed. It may extend across the full width of the garden and occupy a very much larger area overall.

Thank you for your consideration.

Yours sincerely,



Michael Doyle

Partner

cc Charles Tashima/ Estefanio Lemos (CTA Architects)

Attached:

1. Proposed cross sections
2. View of rear garden structure at No. 13 Dartmouth Park Road



View of rear garden building at No 13 Dartmouth Park Road

No.27

No.29

No.31

14.10

13.25

12.75

PROPOSED SHED

EXISTING TRELLIS

EXISTING BRICK WALL

BELLGATE MEWS

MEWS AND GARAGES PROFILE

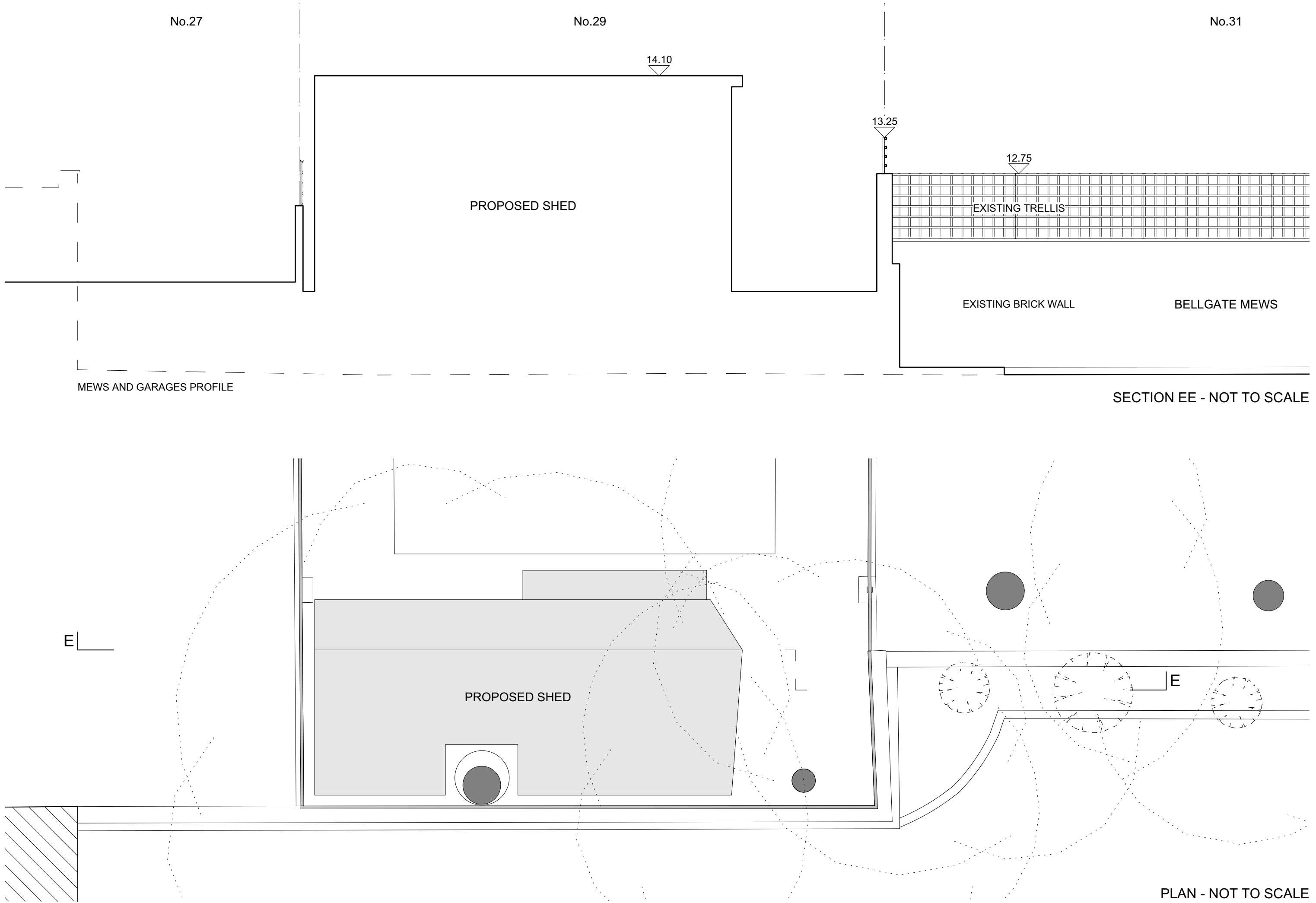
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PROPOSED SHED

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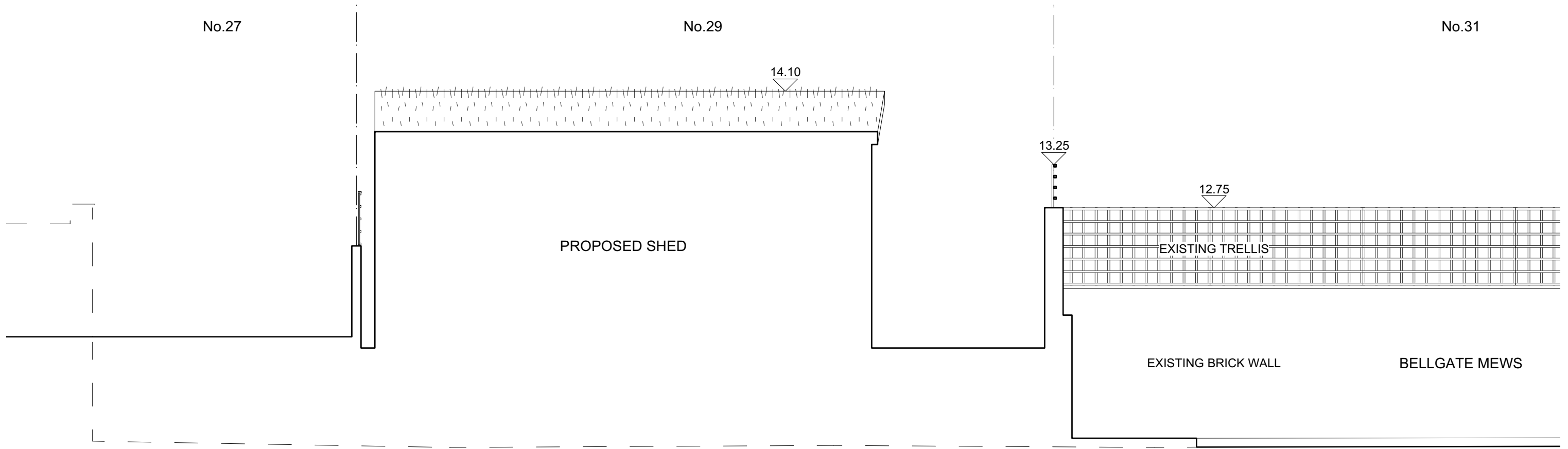
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No.27

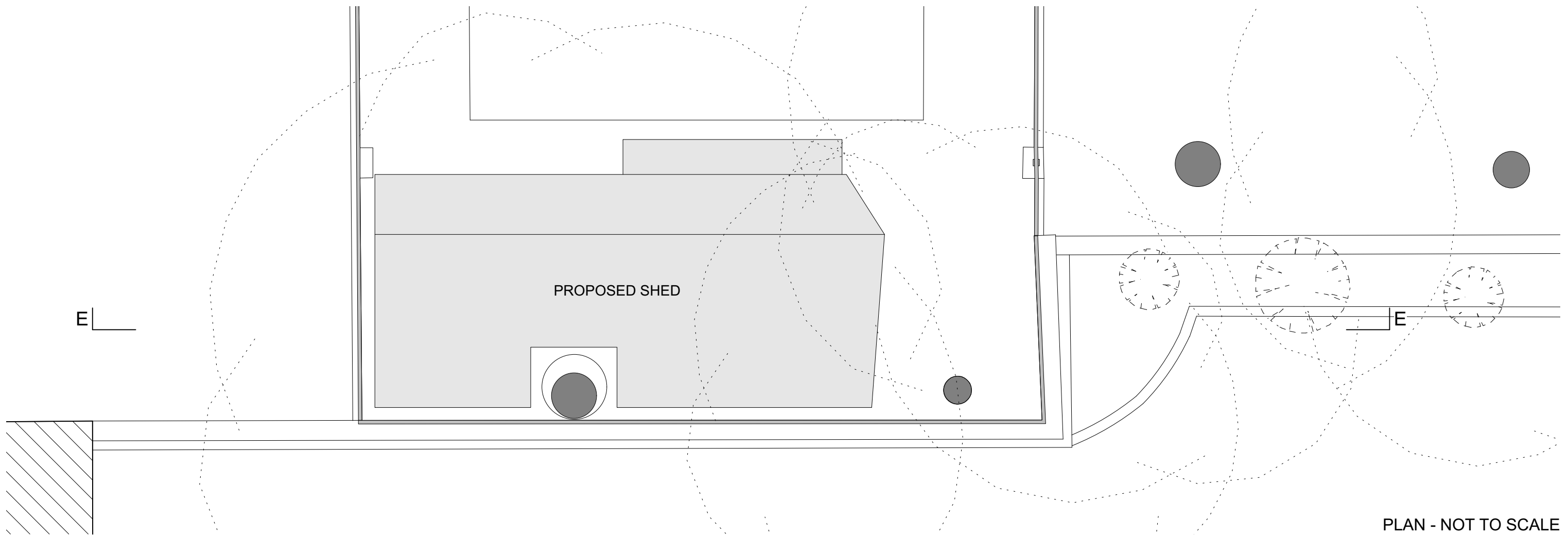
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MEWS AND GARAGES PROFILE

SECTION EE - NOT TO SCALE



PLAN - NOT TO SCALE