

Development Management
Camden Town Hall Extension
Argyle Street,
London
WC1H 8EQ

21st May 2018

2018/15

BY PLANNING PORTAL

Dear Sirs,

FULL PLANNING APPLICATIONS

VERNON HOUSE, 5-8 ST MARK'S SQUARE, LONDON, NW1 7TN

I am instructed by my client, SAV Group, to submit a full planning application for the following development:

"Erection of communal garden room at the rear of the site along with associated landscaping."

Accordingly, I attach the following information:

- Completed application form including Certificate B;
- CIL Questions form;
- Heritage Assessment (HA) prepared by Heritage Collective;
- Findings of the Arboricultural Assessment – Tree Survey (TS) by Landscape Collective;
- Findings of the Arboricultural Assessment – Arboricultural Impact Assessment (AIA) by Landscape Collective;
- Sedum Roof manufacturer's specifications by Bauder;
- Eco Space Green Roof maintenance guide by Bauder;
- Design and Access Statement (DAS) prepared by Modulor Studio;
- Existing and Proposed Plans:
 - Existing Location Plan and Block Plan 17023 PL3 001;
 - Existing Rear Garden Layout 17023 PL3 005;
 - Existing Section A-A' 17023 PL3 040;
 - Existing Section B-B' 17023 PL3 041;
 - Proposed Block Plan 17023 PL3 101;
 - Proposed Rear Garden Layout 17023 PL3 105 A;
 - Proposed Section A-A' 17023 PL3 140;

○ Proposed Section B-B'	17023 PL3 141;
○ Bespoke Ecospace Plan & Elevations	VER.ECO.1 F;
○ Section Drawing	VER.ECO.3 B;
○ Roof Plan	VER.ECO.4 F; and
○ Standard Roof/Wall Section	ECO/DTL/02.

In addition, I can confirm that £234, which is the requisite fee for determination of this application, will be paid online.

a. Site & surroundings

The site, also known as Vernon House, is a Grade II listed building on the north side of St Mark's Square. The L-shaped building is located on the corner of St Mark's Square and Princess Road. An assessment of the building and its heritage value are provided in Section 3 of the HA. The part of Vernon House facing St Mark's Square has six storeys and drops down to two storeys on the Princess Road elevation. The building benefits from a 209m² large rear garden. The majority of the garden is paved with some planting around the boundary. A detailed description and photos of the site and the garden are provided on pages 8-9 of the DAS. There are also five trees in the rear garden. Four of the trees (T1-T4) are set along the western boundary and one tree (T5) is on the boundary with 9 St Mark's Square. A detailed assessment of the trees is provided in Section 3 of the TS.

In terms of the surrounding area, Vernon House is part of a terrace including nos. 5-11 St Mark's Square. Nos. 9-11 have been converted to dwellinghouses. The rear garden of no.9 forms the east boundary of the site. To the west, the site abuts rear gardens of 2-12 Princess Road. Finally, to the north, the site abuts the yard of Primrose Hill Primary School. Pages 4-7 of the DAS show photos of the area surrounding the site. The site is located within the Primrose Hill Conservation Area. Page 10 of the HA provides a detailed description of the Conservation Area.

b. Proposed development

The proposed development includes the erection of a communal garden room at the rear of the site along with associated landscaping works. A detailed description of the proposal is provided on pages 10-13 of the DAS. Details of the proposed landscaping are shown on the Proposed Rear Garden Layout plan (Ref: 17023 PL3 105 A) and in Appendix 8 of the AIA.

The communal garden room will measure 5.57m in depth, 7.4m in width and 3m in height at the widest and highest points. The structure will have an internal head height of 2.3m. It will be located at the rear of the garden. The communal garden room will provide communal space to the existing building. It will be made of timber and will have a sedum green roof. Details of the green roof are set out in the Standard Roof/Wall Section drawing (Ref: ECO/DTL/02) and Sedum roof manufacturer's specifications. Finally, level access will be provided throughout the garden.

c. Planning history

Most relevant to this application is a planning permission (LPA ref: 2015/2774/P) granted on 14th July 2015 for the erection of an ancillary outbuilding to the rear of the rear garden of 8 Regent's Park Road. It is located to the east of the site in the Primrose Hill Conservation Area, next to Grade II listed Cecil Sharp House. The location is therefore similar to that of the application site. The proposed outbuilding was a sustainable timber garden room in the rear garden. This structure is again similar in nature to the proposed timber garden room. As such, it is evident that the principle of garden rooms has been considered acceptable in this Conservation Area.

d. Planning policy

The development plan for the site is as follows:

- Camden Local Plan (CLP) (2017); and
- London Plan (LP) (2016).

In addition to this, consideration has also been given to the following documents:

- Camden Planning Guidance 1 Design (2011, updated 2018);
- Camden Planning Guidance 3 Sustainability (2015, updated 2018); and
- Primrose Hill Conservation Area Statement (CAS) (2001).

e. Planning considerations

For the purpose of this assessment, the following issues have been examined:

- Design;
- Trees and landscaping;
- Impact on the Listed Building and Conservation Area; and
- Impact on amenity.

Each of these are discussed in turn below.

Design

Policy D1 of the CLP seeks high quality design and sustainable development. The proposed communal garden room will measure 29.5m². As shown on the Proposed Section A-A' (Ref: 17023 PL3 140), the communal garden room will be set away from the main building. It will be set in the context of high brick boundary wall at the rear and trees and landscaping to the sides. The size and location of the structure will ensure that it appears subservient to the main building and the garden. Finally, the organic timber and sedum roof will ensure that the structure does not detract from the garden's character and amenity. As such, the proposed development accords with the Policy D1 and Camden Planning Guidance.

Trees and landscaping

Policy A3 of the CLP seeks to resist the loss of trees. This letter is accompanied by an Arboricultural Impact Assessment (AIA) that assesses the impact of the proposed development on the trees on site. All existing trees would be retained. The proposed tree protection measures are set out in paragraphs 3.8-3.35 of the AIA. Furthermore, as shown on Tree Protection Plan in Appendix 6 of the AIA, the garden room will be built on posts 50mm above the ground, therefore, limiting any impact on the tree root protection areas.

Policy A2 seeks to protect and enhance the Borough's green infrastructure. The retained landscaped garden will measure 171m². The proposed landscaping design will provide overall increase the planting and soft landscaping on the site. It will retain and extend the boundary planting. In addition, a sedum green roof will be installed on the top of the garden room.

As such, the proposed development will safeguard the existing trees on the site. Furthermore, it will enhance the green infrastructure on site in accordance with the policies of the CLP and Camden Planning Guidance.

Impact on the Listed Building and Conservation Area

Policy D2 of the CLP seeks to preserve and enhance the historic environment and heritage assets. Paragraphs 4.4-4.11 of the HA provide an assessment of the impact of the proposed garden room on the Listed Building and Primrose Hill Conservation Area. As concluded on page 13 of the HA, the proposed development would have a negligible impact on the listed building, resulting in no harm to the designated heritage assets. Furthermore, the proposed development would preserve the character of the Conservation Area. As such, the proposal fully accords with policy D2 of the CLP and section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990.

Impact on amenity

Policy A1 of the CLP seeks to resist development that causes unacceptable harm to amenity. The garden room will be located away from the neighbouring building facades. As such, there will be no impact on the daylight levels, privacy or outlook of the neighbouring residents. Therefore, the proposed development accords with the development plan.

f. Conclusion

The proposed development seeks to provide an additional communal area to the existing building by the way a communal garden room set in a landscaped garden. The proposal will improve the layout and appearance of the rear garden. It will be set behind the rear boundary wall and will appear subservient to the main building and the rear garden. As such, the proposed development will not have any impact on the appearance of Primrose Hill Conservation Area. Finally, the proposed development will safeguard the existing trees in the rear garden.

I trust this submission provides you with all the relevant information to validate and register this application and I look forward to receiving confirmation of this at your earliest convenience. Should you require anything further then please do not hesitate to contact me.

Yours faithfully,



Charles Rose
DIRECTOR

cc. SAV Group
Encl.