



**4a Lindfield Gardens London NW3 6PU**

Evidence to Verify Application  
for a Lawful Development Certificate  
for a New Garden Room  
**April 2018 - Rev B**



**SQUARE FEET ARCHITECTS**

95 Bell Street, London NW1 6TL . 0207 431 4500 . studio@squarefeetarchitects.co.uk . www.squarefeetarchitects.co.uk

# 1.0 Context

## 1.1 Existing Site

The application site are located on the North East side of the Southern end of Lindfield Gardens close to the junction with Arkwright Road.

The site is effectively 'L-shaped' - being a one half of modern semi-detached pair with its own driveway at the front, then widening at the rear. The site has been in its current state for many years with the rear section of the adjacent house's garden was incorporated into no.4a's.

The site is within Redington and Frogna Conservation Area; the property not Listed, and was built around in 1958.

## 1.2 Existing Accommodation

The property is a single family dwelling and its use is not to be changed.

The domestic scale of the existing buildings is maintained as well as the character and appearance of the houses within the conservation area, despite not belonging to the same period as the surrounding buildings.



## 2.0 Policies

### 2.1 Planning history

A Planning Application for the removal of a tree from no. 4a's garden was submitted at the end of 2017 and granted by Camden Council.

Case No: 2017/5412/T Registered: 06/10/2017 Status: Approved

Removal of a tree in the rear garden of n. 4a Lindfield Gardens.

Further, in support to the proposal, a tree constraints plan and an arboricultural report have been produced following a tree survey and attached to this application.

### 2.2 Permitted development regulations

Permitted development provisions and limitations for the erection of an outbuilding on lands surrounding a house - here the appropriate section is Part E and E1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (15 April 2015).

**The scale, nature and use of the garden building is for the domestic needs and personal enjoyment of the occupants of the dwellinghouse, and therefore a purpose incidental to the enjoyment of the dwellinghouse.**

Below we have listed the criteria and commented accordingly referencing our proposals.

(a) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

**The overall site area is 700m<sup>2</sup>, and the proposals footprint area is 80m<sup>2</sup>, so conforming to this limitation.**

(b) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.

**The garden room is at the rear of the house's garden.**

(c) the building would have more than one storey

**The garden room is single storey.**

(d) the height of the building, enclosure or container would exceed -

- i. 4 metres in the case of a building with a dual-pitched roof,
- ii. 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
- iii. 3 metres in any other case

**It is 2.5m high above the highest ground level adjacent to the proposed garden room.**

(e) the height of the eaves of the building would exceed 2.5 metres

**As above, it is 2.5m high above the highest ground level adjacent to the proposed garden room.**

(f) the building, enclosure, pool or container would be situated within the curtilage of a listed building

**The house is not listed.**

(g) it would include the construction or provision of a veranda, balcony or raised platform

**No veranda, balcony or raised platform is proposed.**

(h) it relates to a dwelling or a microwave antenna

**No dwelling or antenna is proposed.**

(i) the capacity of the container would exceed 3,500 litres.

**No container is proposed.**

# 3.0 Proposal

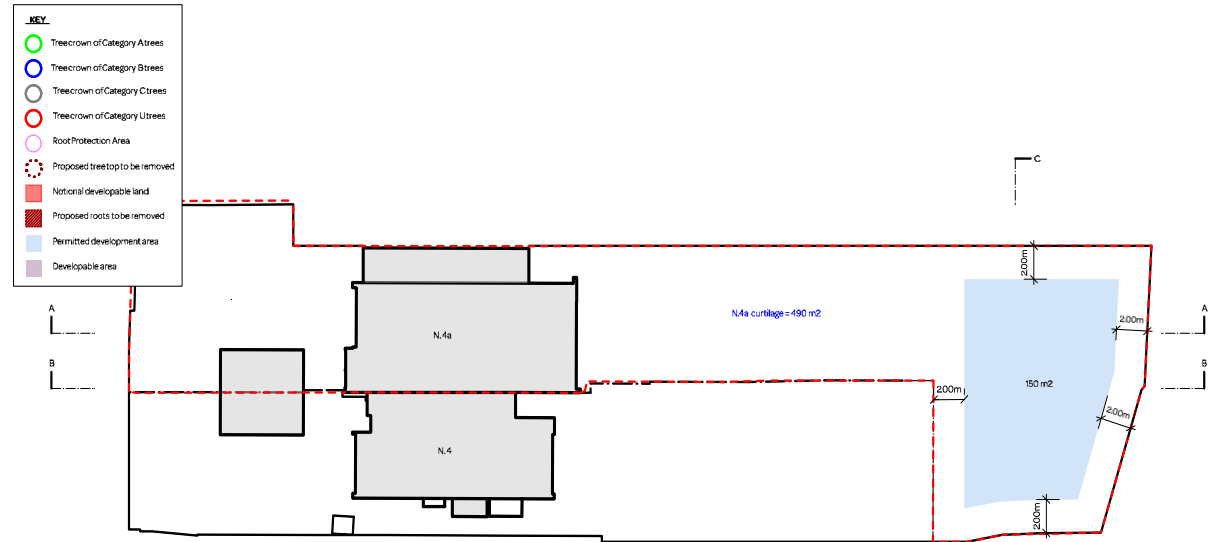
## New garden room in the back of the garden.

The garden room provides additional storage and utility space ancillary to the main house, plus study space for the owners of no.4a.

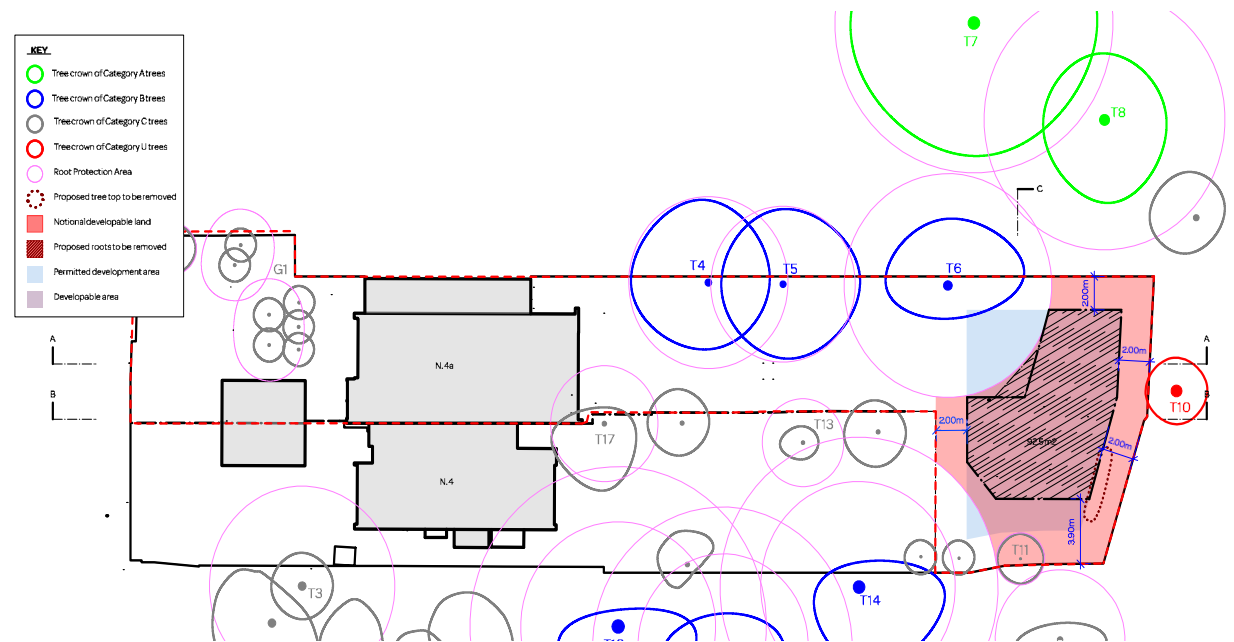
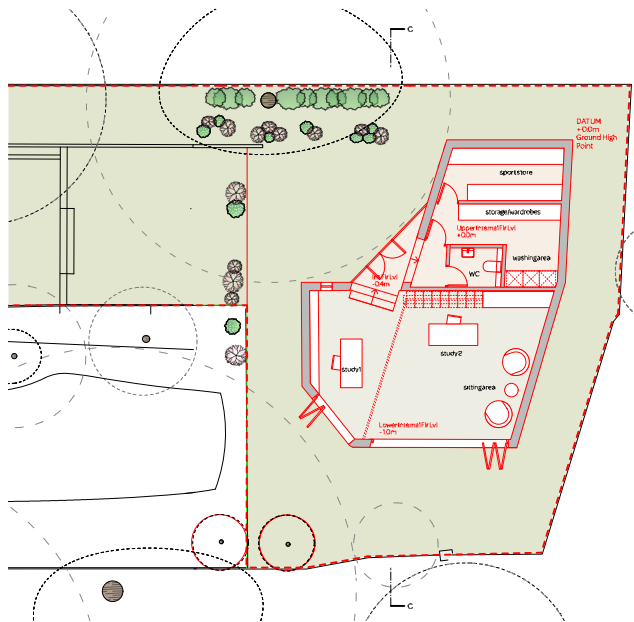
The slightly irregular form of the plan of the garden room has been derived in order to respect and protect the adjacent trees - refer to the attached arboricultural report. The design also is informed by the topography - the ground falls away towards the south of the site - and its orientation.

Maintaining neighbours privacy has also been important, so windows have been carefully positioned to avoid any overlooking.

The garden room would be made from lightweight materials, and timber clad, as appropriate for such garden rooms.



D.3.1 - Proposed developable area according to permitted development regs for a 3 m high outbuilding.



D.3.2 - Tree constraints plan - Notional developable land in red.

## 4.0 Existing Photographs

Front Elevation



View of n. 4 and 4a front elevation from Lindfield Gardens.

Rear Gardens



Existing garden room to the rear of n.4a's garden.



Back part of the gardens looking South, showing the fence erected in 2008 to partition off the two lands.