

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

26th September 2018

REF: 187, Garden Shed, Ground floor flat, 23 Grafton road London NW5 3DX

Design Process, Appearance & Access

Key points

The property is a ground floor flat located within the Inkerman Conservation Area.
This application is for a garden shed to the building.

The property had a shed for over twenty years. Regrettably we did not properly document the shed before it was demolished.

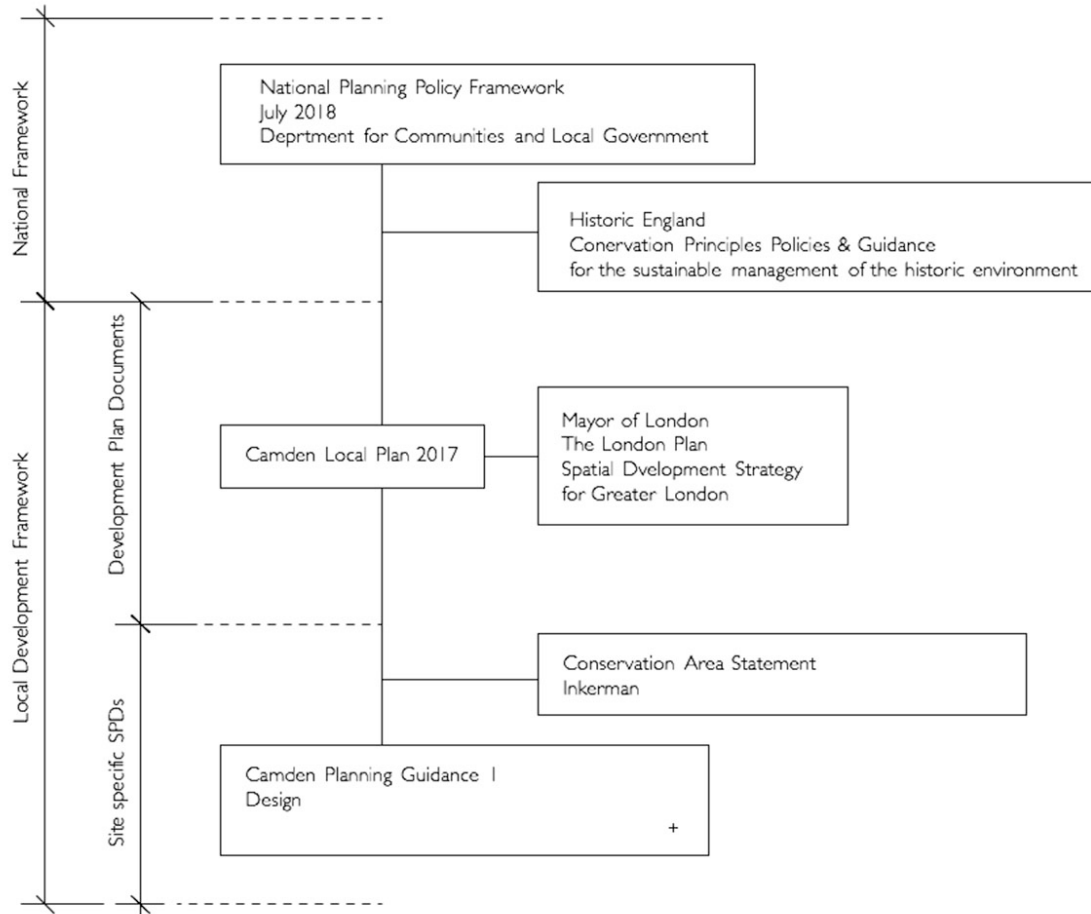
Hopefully a faint photograph and some aerial views will demonstrate the established use for the structure

Notwithstanding this, the proposed out building should be acceptable within the current statutory context



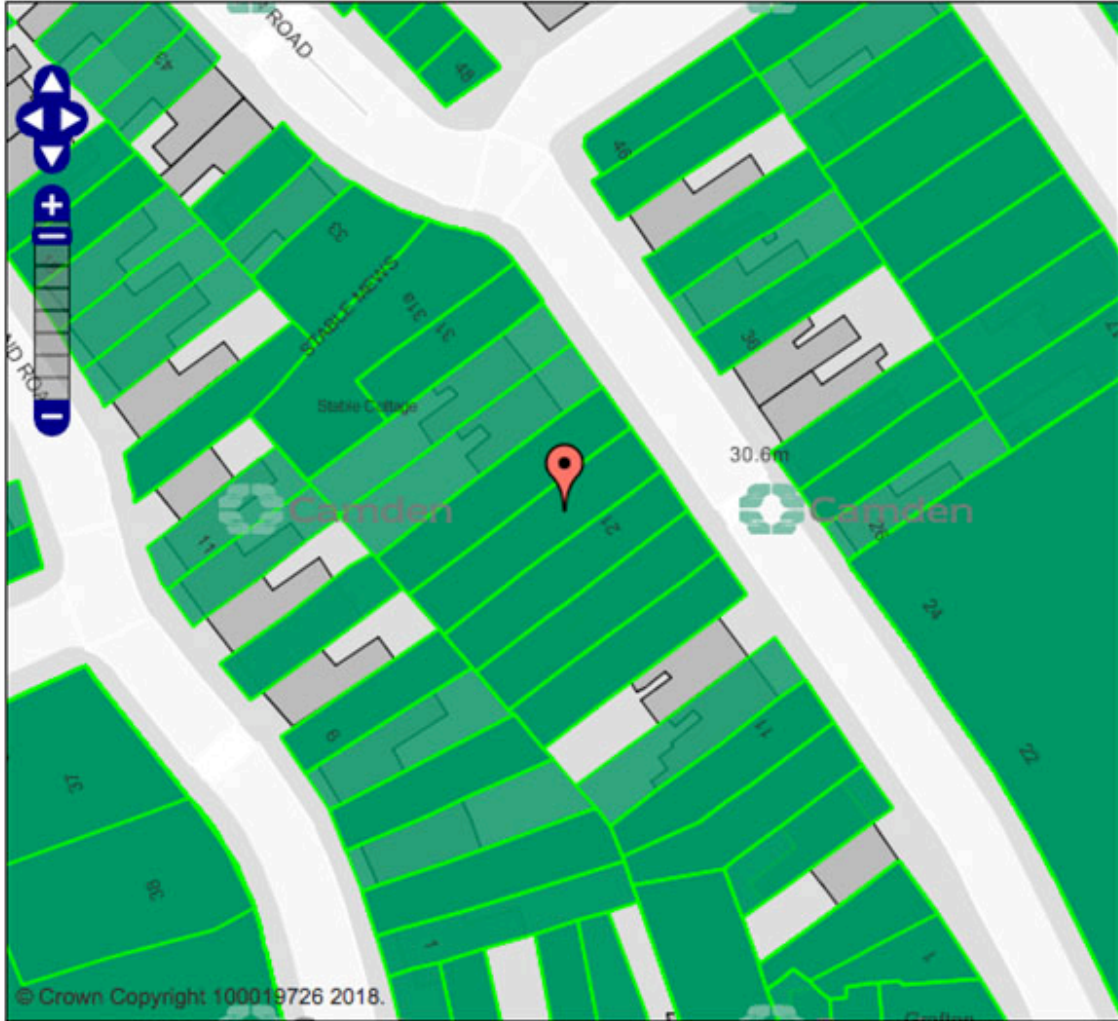
Statutory Context

The following framework documents are referred to:



Council Policy

Extract from the GIS Interactive planning map:



Conservation Area Statement Inkerman

The document does not address out-buildings and garden sheds

The proposed shed complies with the basic requirements of outbuildings in terms of extent and height

As such the proposal complies with the requirements set out in the Conservation Area Statement

Camden Planning Guidance I, Design

Development in rear gardens and other open land

- 4.22 The construction of garden buildings, including sheds, stand-alone green houses and other structures in rear gardens and other undeveloped areas, can often have a significant impact upon the amenity, biodiversity and character of an area. They may detract from the generally soft and green nature of gardens and other open space, contributing to the loss of amenity for existing and future residents of the property.
- 4.23 Large garden buildings may also affect the amenity value of neighbours' gardens, and if used for purposes other than storage or gardening, may intensify the use of garden spaces.
- 4.24 Development in rear gardens should:
- ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to, the host garden
 - not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area
 - use suitable soft landscaping to reduce the impact of the proposed development
 - ensure building heights will retain visibility over garden walls and fences
 - use materials which complement the host property and the overall character of the surrounding area. The construction method should minimise any impact on trees (also see Landscape design and trees chapter in this CPG), or adjacent structures
 - address any impacts of extensions and alterations upon water run-off and groundwater flows, both independently or cumulatively with other extensions, and demonstrate that the impact of the new development on water run-off and groundwater flows will be negated by the measures proposed. Reference should be made to CPG3 Sustainability (Flooding chapter).

4.22 The existing and proposed garden shed are small and subservient to the main building

4.23 The small nature of the proposed garden shed will have no affect on the amenity of the neighbouring gardens

4.24 The height restriction of 2.5 metres means the shed will be slightly higher than the existing fence and greenery around

The reduced height means it will not detract from the local garden amenity

The material proposed, aluminium, has been chosen to be long lasting. This will be mostly covered with greenery and plants

The small area of hard landscaping for the base of the building has been in place for over twenty years so the new shed will have no adverse effect on current water run of conditions

Conclusion

In our opinion the proposal complies with all the requirements established in the local Development Framework and the Design Guidelines and the Conservation area statement for Inkerman amongst others.

Use

The current use of residential is maintained.

Layout

The internal layout remains exactly the same, access from the highway remains the same. The only change to the internal layout is to create a larger open plan kitchen living room area.

Yours sincerely,

Sebastian Camisuli

On behalf of:
Martins Camisuli Architects