



DESIGN, ACCESS and HERITAGE STATEMENT

Planning Application for erection of a privacy screen

To the rear yard area of

**60 Crowndale Road
Camden
London NW1 1TP**



14 Cornard Road
Sudbury
Suffolk CO10 2XA

1. **INTRODUCTION AND HISTORY**

- 1.1 This statement is to accompany an application for erection of a rear privacy screen at 60 Crowndale Road London NW1 1TP.
- 1.2 It is located and at the eastern edge of the Camden Town Conservation Area.
- 1.3 The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms. This includes an assessment of the impact on adjoining properties and the environment in terms of layout, design and scale. This includes issues of access.
- 1.4 The application site is owned by London Borough of Camden and houses council tenants.
- 1.5 The requirement for the application arises to protect residential amenity, privacy and right to quiet enjoyment by residents of the Flats within 60 Crowndale Road.
- 1.6 Occupiers amenity is being compromised by unauthorised access by occupiers of 53-55 Bayham Place across the rear private yard, part of 60 Crowndale Road.
- 1.7 This intrusion resulted from conversion of the ground floor of 53-55 Bayham Place to a residential use which included replacing a former window with sliding doors opening directly onto land owned by 60 Crowndale Road.
- 1.8 From inspection of the Councils Planning records this residential change of use appears unauthorised and is so far un-enforced and continues unlawfully.
- 1.9 The insertion of the doors was reported to the Council at the time with the occupiers of 60 Crowndale Road receiving written assurance it was an unauthorised operation which would be actioned but as yet no action appears to have been instigated.
- 1.10 A temporary screen had previously been erected as shown below. This was removed following the Grenfell Fire disaster. It is now proposed to erect a permanent screen to protect against the unlawful trespass but which will allow for emergency egress in case of fire.



2. **THE DESIGN COMPONENT**

Amount

- 2.1 The entire site comprises the existing property which is a three storey terraced dwelling dating from the mid/late 19th Century and owned by Camden Council and divided into self contained flats.
- 2.2 The property is owned by Camden Council in conjunction with No 62 Crowndale Road and the properties jointly occupy and use the rear yard area.
- 2.3 The proposed screen is overall 2.25m wide and 2m high.

Layout

- 2.4 The layout of the site is unaffected by the works.

Scale

- 2.5 Issues of scale are unaffected by the works.

Landscaping

- 2.6 Issues of landscaping are unaffected by the works.

Appearance

- 2.7 The screen has a solid lower panel to protect privacy with open railings above so as to allow natural light into the adjoining properties room.

- 2.8 There is also an openable part to the upper railings designed to give emergency escape access in the case of fire.
- 2.9 There is no legal right of way for the 53 Bayham Place over this yard but it is considered prudent to continue to allow emergency access provision.
- 2.10 Both the solid panel and railings will be painted black.

3. **ACCESS COMPONENT**

- 3.1 Issues of access and car parking are unaffected by these proposals.

4. **HERITAGE AND CONSERVATION**

- 4.1 The site is within the Camden Town Conservation Area.
- 4.2 The proposed screen is not visible from any publicly accessible area. Accordingly the Character and appearance of the Conservation Area will be unaffected by the proposals.

5. **PLANNING POLICY**

- 5.1 The screen is maximum 2m high and located to the rear of the existing buildings, which are not Listed Buildings.
- 5.2 It is located as close as possible to the property boundary, which is the external wall of 53 Bayham Place, without fixing to that structure.
- 5.3 It is felt this should be permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 2 – Minor Operations – Class A,

“The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.”
- 5.4 However, following pre-application discussion and to avoid any uncertainty as Camden Council are both Planning Authority and Property Owner it is considered appropriate to submit an planning Application.

6. **CONCLUSIONS**

- 6.1 The proposed screen is required to protect the site from unauthorised access and trespass from the adjoining owners.
- 6.2 It is also required to protect the residential amenity and living conditions of occupiers of 60 Crowndale Road which are currently compromised by unlawful access over the site from the unauthorised residential accommodation at 53 Bayham Place.
- 6.3 The proposal complies with published National and Local Planning Guidance, focusing on all new development within built-up area boundaries.

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