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Introduction

This Design and Access Statement has been prepared to accompany the planning application which has been submitted for a proposed development at the Lower Ground Floor Flat, 11 Elsworthy Terrace NW3 3DR. This application follows a pre-application that was submitted to the council with the reference: 17/01/2020. The description of development has changed as certain elements of the scheme have been omitted. The description of development is as follows:

“Full planning permission has been sought for a single storey ancillary outbuilding in the rear garden and the replacement of a window with a new door.”

The proposal aims to provide a high-quality householder development which would increase the residential floor space at the dwelling house. The design of the development has taken into consideration all relevant planning policies and guidance. This is to ensure that the neighbouring amenity space is preserved and that there is no harm caused to the appearance of the dwelling or its setting within the conservation area.

Site location.

The application site is located on the western side of Elsworthy Terrace, a short distance from the intersection with the Elsworthy Road to the north and Primrose Hill park to the south.

The property has an east facing frontage with a modest sized rear garden that projects out towards the west of the site. The property comprises of a mid-terraced building which has been subdivided into flats.

The site is bound by the adjoining attached residential dwellings No. 12, to the north and No. 10 Elsworthy Terrace, to the south. The rear of the site is bound by the rear garden of No. 25 Elsworthy Road.

The application site does not comprise of a listed building nor is it in close proximity to one. However, it is located within the Elsworthy Conservation area.

Description of Development

Full planning permission has been sought for the following development:

- Single storey ground floor outbuilding in the rear garden.
- Replacement of an existing window on the rear elevation with a door at ground floor level.

The propose single storey ground floor outbuilding would be located at the far end of the rear garden. The proposed materials would be in keeping with those that are already established on the host and surrounding properties.

Relevant planning history:

The application site does not have any relevant planning history other than the recent pre-application, that should be taking into consideration when assessing this application. However, there are a number of relevant applications that have been determined in the surrounding area. They are as follows:

Address: 60 Elsworthy Road, London, NW3 3BU

Description: Erection of single storey rear outbuilding ancillary to existing flat.

Planning reference: 2018/4879/P

Decision date: 19.03.2019

Decision: Approved

Address: 6 Elsworthy Terrace, London, NW3 3DR

Description: Excavation of part of rear garden level for the erection of a pavilion outbuilding at lower ground level and associated paths and access staircases, plus changed glazing to lower floor facade of rear extension.

Planning reference: 2015/6293/P

Decision date: 08.09.2016

Decision: Approved

Address: 6 Elsworthy Terrace, London, NW3 3DR

Description: The erection of an outbuilding and the installation of 3x rooflights, 1x to the front and 2x to the rear.

Planning reference: 2014/4187/P

Decision date: 18.11.2014

Decision: Approved

Planning Policy & Guidance

National Planning Policy Framework (DCLG, July 2019)

- Chapter 12: Achieving well-designed places
- Chapter 16: Conserving and enhancing the historic environment

The London Plan (2016)

- Policy 7.4: Local Character
- Policy 7.6: Architecture
- Policy 7.8: Heritage assets and archaeology

Camden Local Plan (2017)

G1 – Delivery and location of growth
A1 – Managing the impact of Development
D1 – Design
D2 – Heritage

Camden Planning Guidance 2018/2019

CPG – Design
CPG – Amenity
CPG – Altering and extending your home

Elsworthy Conservation Area Statement (October 2009)

Pre-application

Pre-application advice was sought prior to this submission. Planning advice was sought for a rear extension and an outbuilding in the rear garden. As this application is just for an outbuilding this section will refer back to the comment made on the outbuilding only. The comments were as follows:

“There is scope for an ancillary outbuilding with no link structure. Emphasis should be placed on retaining as much of the existing soft landscaped rear garden as possible and minimising the height and footprint of the outbuilding in order to remain subordinate to the host property and to not detrimentally impact neighbouring amenity. Consideration should also be given to the use of appropriate materials, generally it is expected an outbuilding is constructed of lightweight materials to complement the garden setting.”

Additional comments were made about the bulk of the proposal. However, this was a combined bulk of the rear extension, the link structure, and the outbuilding. The application has removed the rear elevation and the link structure.

Planning Assessment

Principle:

This application does not propose a change of use on the site but simply proposed a minor householder development that would have an ancillary use to the host dwelling. The objective of the proposal is to facilitate additional and enhance living space in order to improve the living space for the occupants.

When taking into consideration that the overriding objectives of the Camden Local Plan (as Adopted 2017) policy framework is to deliver high quality developments which improve the quality and distinctive identity of places, it is considered that the proposal is acceptable in principle.

Impact on the neighbouring properties amenity space:

Policy A1 – *Managing the impact of development*, of Camden’s Local Plan, states that the Council will seek to protect the quality of life of occupiers and neighbours and will grant permission for development unless they cause unacceptable harm to amenity. The policy identifies the impact of visual privacy, outlook, and sunlight and daylight caused by overshadowing. The policy does make reference to additional factors, but they are not relevant to this application given the scope of development.

The Camden Planning Guidance – *Altering and Extending your home*, notes that outbuildings in rear gardens and other underdeveloped areas can often have significant impacts upon the amenity of neighbouring properties. Specifically, it makes reference to the potential impacts that they may have on the neighbour’s privacy, overshadowing and noise.

The proposed outbuilding would be located at far end of the rear garden and would be set within the existing boundary walls. It would have modest eaves height and when taking this into consideration with its distance away from the nearest neighbouring window/opening, it is considered that the development would not have an impact on the daylight/sunlight or outlook. Furthermore, the windows on the outbuilding would be restricted to the ground floor and would offer views that are already established for the garden.

Design and impact on the Conservation Area.

Policy D1 (Design) and D2 (Heritage) of the Camden Local Plan, aims to ensure that developments will preserve and enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas.

The Camden Planning Guidance – *Altering and Extending your home*, notes that outbuildings should ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate within, the host garden.

The proposed development would be restricted to the rear garden. As a result of the site being located within the middle of a run of terrace properties, it would not be visible from the public realm and the wider setting of the conservation area.

The floorspace of the outbuilding would not exceed more than 50% of the rear garden. The soft space within garden would still prevail and as a result the outbuilding would appear as a subservient addition to the host dwelling.

The proposed materials would be in-keeping with those already established on the host dwelling and those in the surrounding area.

The replacement of the existing rear facing window on the ground floor with a new door would have no impact on the setting of the host dwelling within the conservation area. The proposed door would have matching materials to the existing door and windows.

Conclusion

The development comprises of a new outbuilding in the rear garden and the replacement of an existing window with a new door on the rear elevation. The development has been designed to respect the neighbouring properties amenity space while being in keeping with the established visual aesthetes of the area. The scale, massing and materials would ensure that the development would provide a high-quality development for the applicant.

The proposal is considered acceptable with regards to the relevant policies of the Local Plan, Supplementary Planning Documents, the London Plan, and the NPPF. Therefore, it should be supported if it were to proceed to a full planning application.