



*25B FrognaI,
London,
NW3 6AR*

Planning Design & Access Statement

September 2020

***PROPOSED OUTBUILDING EXTENSION AT
25B FROGNAL LONDON NW3 6AR***

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1.0 Introduction

1.1 Drawing and Planning Ltd have been instructed by the applicant to apply for Householder Planning Permission for the erection of a detached outbuilding on land to the rear of the existing host dwelling at 25b Frognal, London, NW3.

The Site

1.2 25b Frognal comprises a two-storey single family dwelling, situated to the west of Frognal in close proximity to the junction with Arkwright Road that lies to the north and Netherhall Gardens that lies to the south.

1.3 The site is bounded to the east by two and three storey semi-detached & detached residential properties that fronts onto Frognal (nos. 23, 25, 25d, 25c and 25a). The neighbouring property at no. 25e Frognal is single storey in height with four roof lights in the southern slope of the roof. The proposed garden studio is located on the north-eastern boundary of the host dwelling with the application site being accessed via a shared access laneway, which also provides access through to an array of single storey lock-up garages to the west of the host dwelling, that form an L-shape to the rear of the application site.

1.4 Frognal lies within sub-area eight (Arkwright Road, Frognal, Frognal Close and Lindfield Gardens) of the Redington/Frognal Conservation Area that is dominated by large red brick turn-of-the-century houses and mansion blocks. As Frognal approaches Arkwright Road it becomes more open due to the modest scale of the mid-20th century houses to the western side of the road. The application site sits behind these houses however due to the slope of the land the site is approximately 2.4m lower than the rear garden level of properties that front onto Frognal and is not visible from the street.

1.5 Following a recent approval Ref: 2012/3265/P for the redevelopment of the existing dwelling, for which, these works have now been completed, the existing host building on the site is not considered to be of architectural or historic merit.

1.6 25b Frognal is accessed via a narrow access road that is perpendicular to Frognal. It provides access to the application site and to the seven lock-up garages that lie to the southwest of the site.

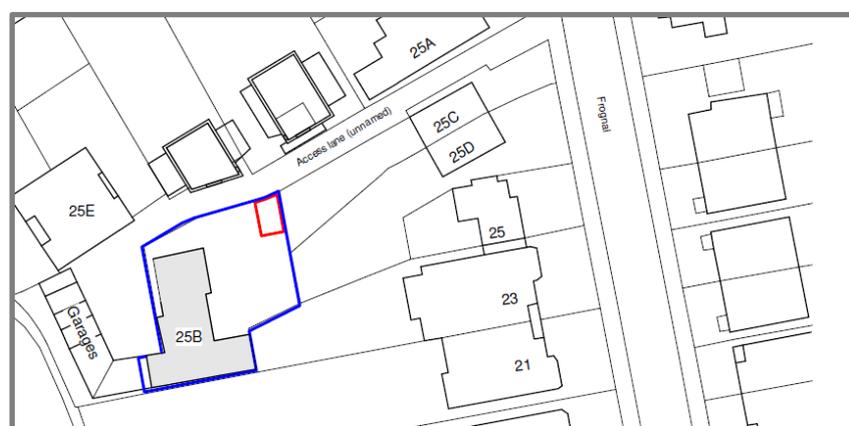


Fig. 1: Existing Site Placation Plan



Fig. 2: Existing Aerial View, showing the application site in situation



Fig. 3: Proposed Site Plan, highlighting in red, the subject Outbuilding in situation

2.0 Proposal and Assessment

- 2.1 This Householder Planning Application, proposes the erection of an outbuilding to provide a home office amenity for the host dwelling. The detached structure would support a flat roof form, finished with a Wildflower sedum roof to aid in the sustainability credentials of the subject structure and the host dwelling as a whole. The proposed roof, would be set to a maximum height of 2.7m at the eaves, when measured from natural ground level.
- 2.3 The proposed structure would be set within the grounds of the host dwelling and would be sited adjacent to the existing boundary fence line, that borders the site and fronts the access laneway, that provides access through to the residential dwellings along the lane.
- 2.4 Two aluminium framed window sets are proposed to the front elevation overlooking the main garden of the property, with an additional PPC aluminium framed bi-fold door set, proposed to the south elevation, to benefit from daylight throughout the day and to allow ventilation into the structure. Two roof lights are proposed to complete the structure. The proposed outbuilding, would be finished with treated timber cladding (please refer to Appendix 1: Sioux - Brochure) supporting a Class 0 surface spread flame rating. It should be noted that the construction build, will be compliant with all relevant regulations, to include those written post Grenfell.

Consideration

- 2.4 The main issues for consideration are as follows:
- a) Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
 - b) Whether harm would be caused to the living conditions of neighbouring residents.

Assessment

- 2.5 This proposal seeks to provide additional amenity space for the host dwelling, through the introduction of a detached outbuilding, designed to be reminiscent to the principle of an outbuilding normally allowed via Permitted Development Rights, albeit to a slightly reduced height of 2.5m. As such, the principle of an outbuilding to the rear of a single-family dwelling should be considered acceptable, however, the current property, does not benefit from the rights allowed by the GPDO, removed by virtue of its location within the Froggnal Conservation Area.
- 2.6 The proposal therefore seeks to introduce an interesting design to the rear garden, in the form of a timber clad single-storey outbuilding, which will be both of visual benefit & offer the additional amenity space, required by the applicant & his family.
- 2.7 Consideration has been given to the location of the proposed outbuilding, set adjacent to the site boundary with the access laneway and the rear garden boundary of the neighbouring property at 25c Froggnal to the east.
- 2.8 Due to the high level of natural screening and boundary treatments currently in place, the proposed garden studio outbuilding would be screened from view to the properties at 25c & 25d Froggnal due to the existing treatment in place. This proposal

has therefore sought to minimise the height of the structure to 2.7m to ensure that no overbearing concerns are raised or overlooking impact to any neighbouring property.

- 2.9 In terms of existing site conditions, please refer to the Existing Site Plan and Fig. 4 below, showing the existing areas that are hard currently hard-landscaped within the garden. This plan shows that the subject site is primarily hard landscaped at present. As such, any loss of soft landscaping / green space has been kept to a minimal.
- 2.10 In terms of context, the largely residential area supports an array of large single storey garages, sheds and outhouses in many adjacent gardens. **The proposal is therefore not considered to be out of context and therefore considered not to cause any harm to the character and appearance of the existing building, the street scene and the wider locality.**
- 2.11 The detached outbuilding would support a flat roof form, finished with a Wildflower sedum roof to aid in the sustainability credentials of the subject structure and the host dwelling as a whole. The proposed roof, would be set to a maximum height of 2.7m at the eaves, when measured from natural ground level and would be finished with timber cladding.
- 2.12 The proposed structure would have no material effect on light, outlook or privacy for adjacent occupiers. As noted previously, it is stressed that a large garden shed could be allowed under permitted development if not for the removal of this right, as a result of the Frogna Conservation Area.
- 2.13 **The proposal is therefore not considered cause any harm to the living conditions of any neighbouring residents.**



Fig. 4: Existing View: View taken from within the rear garden of the subject property, showing the existing hard standing treatment in place.

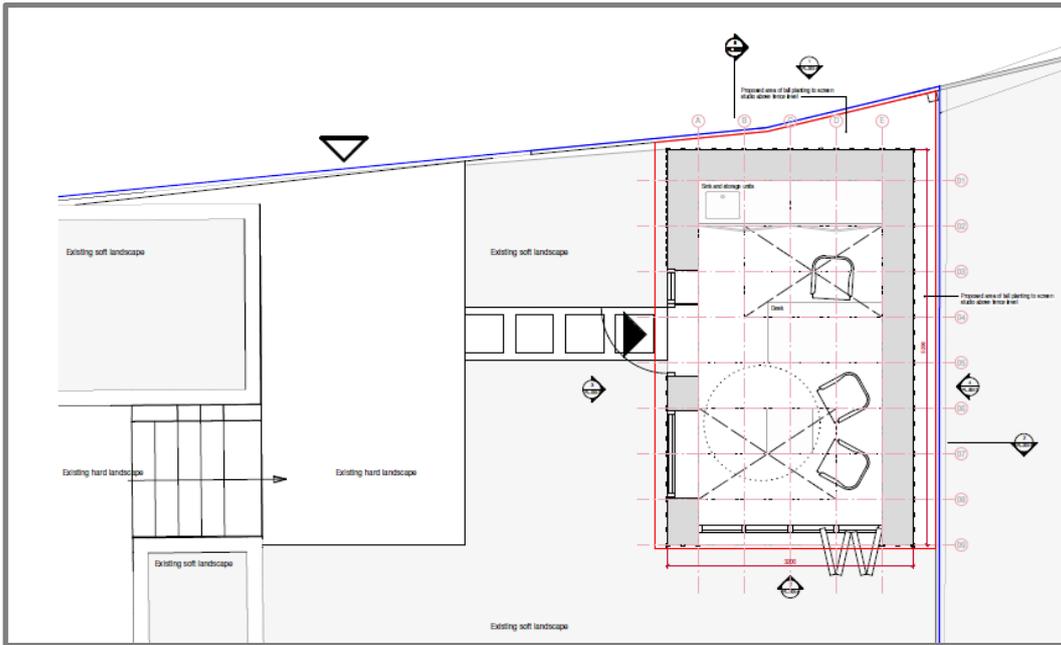


Fig. 5: Proposed Outbuilding – Floor Plan

2.14 As shown above, the garden studio would be set away from the site boundary fence, leaving space on the north/east sides to allow planting of Ivey/trees to grow to enhance the look of the lane. On the east side, existing screening is currently in place & will be retained to maintain the green space views.

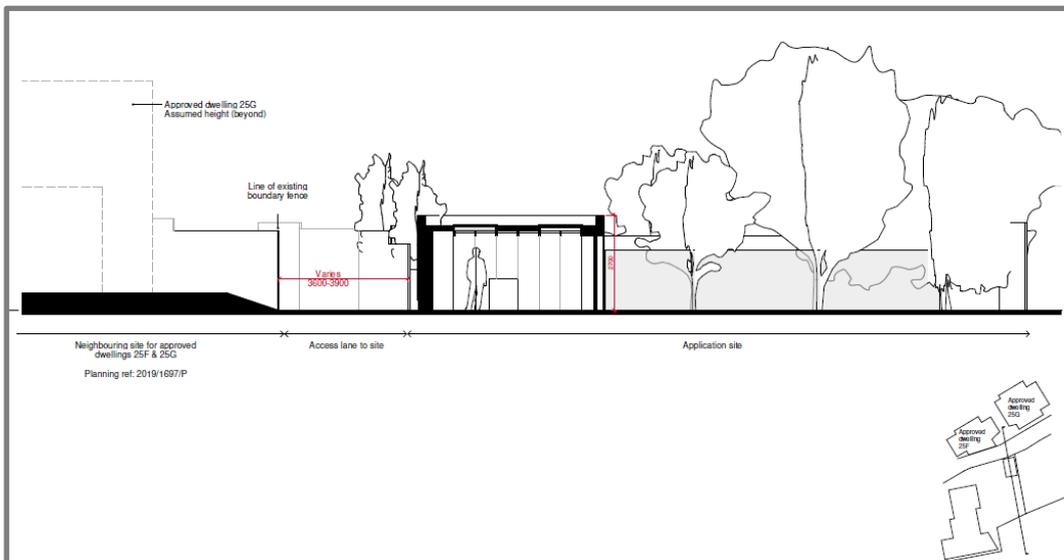


Fig. 6: Proposed Long Sectional View

2.15 The image above, showing a long sectional view through the garden studio, looking towards the rear gardens of the properties at 25c & 25d Frognal, show that the proposed structure would not have any material effect on light, outlook or privacy for adjacent occupiers.

3.0 Policy Considerations

National Planning Policy Framework and National Planning Practice Guidance

- 3.1 The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.
- 3.2 The revised National Planning Policy Framework (NPPF) was published on 19th February 2019. This is a key part of the Governments reforms to make the planning system less complex and more accessible and to promote sustainable growth.
- 3.3 The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities... being clear about design expectations, and how these will be tested, is essential for achieving this'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2016

- 3.4 The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.
- 3.5 The London Plan provides unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.
- 3.6 The London Plan is currently under review. Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the adopted London Plan.

Camden Council's Local Plan (July 2017)

- 3.7 The Camden Local Plan is the key strategic document in Camden's development plan. It sets out the vision for shaping the future of the Borough and contains policies for guiding planning decisions. The Local Plan was adopted by Council on 3 July 2017. It has replaced the Core Strategy and Camden Development Policies documents. It is now the basis for planning decisions and future development in Camden.
- Policy A1 - Manage the impact of development
 - Policy D1 - Design
 - Policy D2 - Heritage
- 3.8 In relation to the management of the impact of development, Policy A1 seeks to ensure that standards of amenity are protected. The Policy states: *'The Council will seek protect quality of life of occupiers & neighbours. Will grant permission for*



development unless this causes unacceptable harm to amenity. Will seek to ensure that amenity of communities, occupiers & neighbours is protected.'

3.9 In relation to the design, Policy D1 sets requirements and standards to achieve the highest possible standards of design for all developments. The Policy states: *'The Council will seek to secure high quality design in development. The Council will require that development respects local context and character; comprises details and materials that are of high quality and complement the local character; integrates well with the surrounding streets.'*

3.10 In relation to the heritage, Policy D2 is designed to protect & maintain the character of Camden's conservation areas. The Policy states: *'The Council will take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas. The Council will require that development within conservation areas preserves the character or appearance of the area'*.

Comment

3.11 The proposed outbuilding is considered acceptable as it has been carefully designed to not cause any harm to the character of the area, ensuring the proposal will not dominate the host dwelling. The design ensures that the immediate and surrounding built environment is enhanced by using sympathetic materials in conjunction with the introduction of a sedum green roof to aid in sustainability plus to allow the structure to blend in with its surroundings and from any views from neighbouring properties. These efforts have been taken to ensure that the visual appearance of the site within the Public Realm & the streetscene are maintained and the character of the local area is protected and enhanced through the introduction of a green roof.

3.12 Camden Planning Guidance No. 1, entitled Design provide guidance for developments to homes in the borough. The SPG states that *'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'*.

3.13 The policy goes on to state that 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 (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.



- 3.14 Consideration has therefore been given to Camden Planning Guidance No. 1, to ensure compliance with these requirements with efforts taken early in the design phase, to ensure the siting, location, scale and design of the proposed garden studio, has a minimal visual impact on neighbouring properties and is visually subordinate.
- 3.15 Due to the scale of the garden studio, the proposal would not detract from the open character of the host properties rear garden and or the garden amenities of the neighbouring properties or the wider surrounding area.
- 3.16 The introduction of a Wildflower sedum style green roof, has been proposed to utilise suitable soft landscaping measures to reduce the impact of the proposed development, in conjunction with regular maintenance of the host gardens.
- 3.17 The proposal has sought to use materials which complement the host property and the overall character of the surrounding area, through the introduction of a high-grade timber cladding material, to allow the garden studio to blend in with the existing boundary treatments. (Please refer to the cladding material seen in Appendix 1 - Sioux Brochure). Furthermore, the construction method will look to minimise any impact on trees as no trees are proposed to be felled, in order to carry out the proposed development.
- 3.18 To address the impact of the proposed garden studio upon water run-off and groundwater flows, the proposed development seeks to employ the introduction of a Wildflower sedum style green roof. The aim would be for all rain water to be captured by this roofing solution and retained on site. Run-off will be channelled via a galvanised RWP to a dedicated rain-water harvesting butt with any surplus, directed to soakaways. It is therefore believed that the impact of the proposed garden studio on water run-off and groundwater flows will be appropriately negated by the measures proposed.
- 3.19 Further consideration has been given to the Redington/Frognaal Conservation Area Statement which addresses design issues within the conservation area. It is considered that this scheme complies with this guidance document.

4.0 Conclusion

- 4.1 This application seeks Householder Planning Permission for the erection of a single storey outbuilding, on land to the rear of the host dwelling, for purposes incidental to the enjoyment of the existing family dwelling.
- 4.2 Having taken all material considerations into account, it is considered that the proposed development would not have any material impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers.
- 4.3 For the reasons outlined above within this statement, it is respectfully requested that the Council look upon the scheme favourably and recommend this application for approval.