

PLANNING APPLICATION:

re: Replacement of existing garden outbuilding with new pavilion for home office,
recreational garden room and storage.

PLANNING STATEMENT

Prepared for: Mr Ariel and Mr Chaim Klein
Site Address: 7 Rosecroft Avenue London Nw3 7QA
Date: 19th October 2020

Planning, Design & Access Statement

Attn: London Borough of Camden
Project: Garden pavilion to the rear garden of existing property with a
indoor recreational climbing wall with glass enclosure
Site Address: **7 Rosecroft Avenue London NW3 7QA**
Applicant: Ariel Klein
Agent: William Tozer Associates

Relevant site history / applications: ref **2019/1113/P** (granted), **2020/1409/P** (withdrawn)

1.0 Introduction:

1.1 The proposed works entail the construction of a small single-storey, garden pavilion to the western (rear) end of the rear garden of 7 Rosecroft Avenue – a detached period dwelling, currently divided into several apartments. It is located in the London Borough of Camden and the Redington Froggnal Conservation Area.

1.2 The host property is a grand, detached house, the overall site being c. 845 sqm in area, with a rear garden of c.265 sqm, the footprint of the main house at 240 sqm and the side and front gardens at c.340 sqm. There is an existing garden outbuilding – a large former summer house, used for storage – 20.3sqm in area. The proposals in this application are to replace the existing outbuildings with a new structure to provide accommodation for a study/ office, storage and recreational space for the use of the tenants and owners of the property.



Fig. 1:
View of 7 Rosecroft Avenue from
the street.
NB: rear garden is not visible
from public domain

1.3 Previous consent has been granted for a garden structure (please refer to planning application ref. 2019/1113/P, case officer David Peres da Costa), of very similar footprint and design. This new application proposes to make minor alternations to the structure of the garden pavilion to accommodate a small climbing wall for the recreational enjoyment of the tenants and owners of the property at 7 Rosecroft Avenue. This will reduce the size of the home office, and provide more space for the private recreational enjoyment of the tenants and owners of the host property, particularly welcome given the ongoing coronavirus pandemic. The proposal mostly maintains the pavilion as previously approved, with the proposed amendments as summarised below:

- Sets part of the structure in c.1000mm from the south eastern boundary (No. 5 Rosecroft Avenue) to allow direct access to the rear portion of the pavilion (climbing wall area and to the external courtyard garden to the rear). This further minimises the impact on the adjoining property. The previously-approved design was to be built up to this boundary.
- Reduce the size and extent of the garden storage area to the western end (rear) of the garden, so reducing the mass of structure immediately adjacent to No. 7 Rosecroft Avenue and the rear of the gardens on Hollycroft Avenue. The proposal now has a courtyard garden to the full width of the plot, to the rear of the pavilion, further reducing its impact on the neighbouring properties on Hollycroft Avenue and Nos. 5 and 9 Rosecroft Avenue.
- This proposal maintains the height of the previously-approved scheme, with detailed review of the site by the tree consultant confirming that the ground can be excavated for the rear section of the proposals to accommodate the climbing wall without adversely impacting the surrounding vegetation. This is in part due to the sloping nature of the site (down towards the rear of the plot), and further the change in level between the garden of 7 Rosecroft Avenue to that of the gardens on Hollycroft Avenue (which are c.900mm lower).
- With this revised proposal separating the pavilion in to two areas of use, the roof plane is split in to two sections, further reducing the mass of the proposals, and enhancing the appearance of the pavilion as a series of small, timber-clad garden structures, enclosed by slender planes of green roofs.

1.4 **Context:**

The existing garden outbuilding is a single mass of structure with a footprint of 20.3 sqm. It sits at the far end of the rear garden, in amongst mature vegetation (see Fig. 2, below). The site angles, and falls, away from the main house so as to increase the privacy and minimise views of the outbuilding from the host and surrounding properties. There is significant development to the rear of neighbouring properties, including large workshop structures in the immediately adjacent garden (see Figs. 3a and 3b below).



Fig. 2:
Existing garden outbuilding
concealed to rear of garden,
amongst mature vegetation



Fig. 3a and 3b:
Existing outbuildings to neighbouring properties
(view towards No. 9 Rosecroft Avenue)

2.0 Proposed use and planning conditions:

2.1 Significant correspondence was carried out between our practice, the case officer (Mr. David Peres da Costa) and the applicants to gain the current planning consent (**2019/1113/P** (granted)). The second application in relation to this development – **2020/1409/P** (withdrawn) – proposed an extension to the approved scheme to accommodate a climbing wall for the private recreational use of the tenants and owners.

2.2 During the correspondence in relation to the assessment of the withdrawn application, it was made clear that the use of the garden pavilion for both home office by the owners, and climbing wall / private recreation by the tenants and owners, was ancillary to the host dwelling house and therefore acceptable. The last application was withdrawn due to the additional size of the proposals, and the appearance of the climbing wall enclosure. (see correspondence with Mr David Peres Da Costa 8th August 2020 et al)

2.3 This proposal considers all the points discussed with the case officer in the previous applications, and proposes to site the structure away from the boundaries to the south east and west, minimising the footprint of the development (c.46 sqm, in line with the previous-approved scheme and a significant reduction from the c.65.5 sqm of the withdrawn proposal).

2.4 Accompanying this application is a full tree survey and arboricultural report, detailing how the impact on existing vegetation will be minimised with proposed works. We anticipate that conditions on the previous application – relating to confirmation of the engineering scheme for the new foundations, and protection of the existing vegetation – will be required for this new proposal, and the applicants are willing to include these on the consent as necessary. This tree survey and report add further detail from that in the application for the consented works, in particular considering the impact of excavation to the rear of the site to ensure the height of the structure is minimised.

2.5 It was agreed to condition the previous consent so that the structure would be ancillary to the use of the host property at 7 Rosecroft Avenue, and not for any other purpose – for example, a separate C3 dwelling or B1 business unit, or other. The new proposal adds a specific private recreational use for the enjoyment of the tenants and owners of No. 7 Rosecroft Avenue, ancillary to its use as a Dwelling, and so the applicants are again willing to accept these conditions. Indeed, the new proposals provide greater access to and use of the structure for the tenants for No. 7.

3.0 Massing and appearance:

3.1 The pavilion is to be discreetly located at the rear of the existing garden, a significant distance from the main house. There is mature vegetation to the rear (western) and side (southern / south-eastern) boundary, and a large existing summer house and storage shed in the location of the proposed new garden pavilion. The existing structure is in a state of some disrepair. To the north there is significant development to the rear gardens of neighbouring properties, including the immediately-adjacent garden (at No. 9 Rosecroft Avenue) which has a number of industrial-looking outbuildings (timber and corrugated iron construction), as well as open timber structures. Further neighbouring properties also have large wooden structures to the rear of their gardens. Given the presence of the existing garden buildings to this and neighbouring properties, and the mature vegetation acting as a screen to the boundaries, the impact on the amenity of this and neighbouring properties will be minimal.

3.2 The structure has been designed as three distinct separate 'volumes', akin to small garden sheds to the rear of the garden, providing areas of storage and sanitary facilities for the garden pavilion. Two subtle horizontal planes of roof sits partially over, partially extending beyond, these volumes, to form the enclosure for the structure. This structure will be low in profile and

covered in an extensive green roof, improving biodiversity and helping to further blend the new structure in to its surroundings.

3.3 The structure is set away from the rear boundary of Hollycroft Avenue, and partially to the boundary to the south / south east with No. 5 Rosecroft Avenue. The stepping down of the floor level to the rear portion of the pavilion, and to the boundary with Hollycroft Avenue at the rear of the site, allows the roof of the pavilion to maintain its low profile, whilst allowing height internally for the proposed use. This design feature also ensures that privacy is increased to the Hollycroft Avenue gardens, by lowering the external courtyard, and sight lines, from the rear of the pavilion.

3.4 The layout allows glimpsed views and light through the development, so reducing its impact on the site and surrounding properties. It is proposed that the garden structure be finished in timber decking which will weather over time and ensures the structure sits discreetly on the site. The choice of materials is sympathetic to its surroundings and in keeping with traditional garden structures.

3.5 The doors to the pavilion will have black-painted aluminium frames, concealed to the head, sill and jambs where possible. The roof glazing and windows will have minimal-profile and concealed frames, with discrete structural silicone joints, all to minimise the visual impact of the structure. The floor and ground treatment is proposed as a natural stone tile with permeable grout and bedding to the exterior, which continues through to the interior of the garden structure so as to enhance the sense of the garden continuing through the proposal, and minimising the new structure's impact on the site.

3.6 The rear garden is c.265 sqm, and the proposed garden development is only c.46 sqm, so retaining a very generous amount of garden space for the occupants of the main property – the development is only c.7% of the total outdoor amenity space for the property. This provides plentiful green space to support biodiversity, further enhanced by the pavilion's green roof. The existing garden outbuildings total 20.3 sqm. Given the modest height (2.5m adjacent to the site boundaries, and a maximum height of 3 metres away from the boundaries) and traditional cladding materials of the proposals, along with their location and retention of the surrounding vegetation, we do not consider it harmful to the character of the main building or conservation area as a whole.

3.7 The above proposals ensure that the design is sympathetic to its surrounding context whilst also being visually and physically separate from the original dwelling house and neighbouring properties. The proposal will also be energy efficient – well insulated building fabric and glazing, harvesting rain water where feasible – and meet current Building Regulations. As described above, the proposals are fundamentally the same as those previously granted consent in application 2019/1113/P.

4.0 **Structure:**

4.1 The proposed construction of the pavilion is light-weight timber frame walls and roof. These structures are to sit on a frame of steelwork, to allow the main floor to sit above the existing ground and minimise the impact on the existing vegetation and root networks. The precise locations of the steel post and concrete pad foundations will be determined on site after initial hand excavations, with confirmation from the structural engineer and tree consultant. Excavation to the rear of the site has been reviewed by the tree consultant and their arboricultural report shows that the proposals, including excavation to the rear, are permissible. All works will be carried out in accordance with British Standard BS5837:2012 "Trees in Relation to Construction".

5.0 Conclusion:

5.1 The garden pavilion's function will be ancillary to the main house and apartments therein. It is to be used for the private recreational enjoyment of the tenants and owners of 7 Rosecroft Avenue as well as providing an office / study for the owners, separate to the house, and storage. It will therefore be used for purposes incidental to the residential use of 7 Rosecroft Avenue, and we can confirm that it shall not be used as a separate independent Class C3 Dwelling, in accordance with policies G1, A1 and H7 of the Camden Local Plan 2017. Consideration has also been duly given to the following planning guidance documents and policies, including the Camden Local Plan 2017 (including policies G1, A1, A3, A4, D1 and D2), Camden Planning Guidance (including CPG1 1-4, CPG6 6 & 7), the London Plan, NPPF 2012 and the relevant Redington Froggnal conservation area statement. Further consideration of these policies is outlined in Appendix 1, below.

5.2 In Conclusion, the bulk, position and scale of the pavilion have been designed to minimise the visual impact of the proposal and its massing is sympathetic and proportional to its surrounding context. The scheme takes in to account all discussions and correspondence in relation to the withdrawn application 2020/1409/P, and proposes only minor amendments to the scheme granted on consent in application 2019/1113/P. In addition, the proposals are now set further from the site boundaries, and is more open on the rear boundary, to minimise the impact on the amenity of adjoining properties. The scheme described above and in the accompanying drawings is of high quality, both in terms of design and materials, and proposes a sympathetic addition to the host property that will add to the appearance and character of the surrounding area, without detriment to the neighbouring properties.

Appendix 1:

Comments on relevant planning policies:

Camden Local Plan 2017:

G1. Delivery and Location of Growth: The proposals are a small private development to replace an existing garden structure and so will have negligible impact on the borough as a whole. However, the proposals do provide additional work space, and private recreational facilities, allowing residents to work and exercise from home whilst being separate from their living accommodation and so could be considered as providing a small amount of mixed-use development for the borough, in line with the above policy.

A1. Managing the Impact of Development: As described above, the proposals seek to limit the impact on the amenity of neighbouring properties and their occupants. The visual appearance of the proposals, their massing and location on the site, and impact on views and overshadowing on the neighbouring gardens have all been considered to ensure the proposals are as unobtrusive as possible.

A3: Biodiversity: The new garden structure is mostly sited on the position of an existing summer house and storage shed, and so the impact on the existing garden and biodiversity is minimal. Where the footprint extends beyond that of the existing, there is currently mostly bare soil with some areas of small planting. It is proposed to replace / relocate plants where feasible within the rest of the garden to accommodate the new structure, and further enhance biodiversity with the installation of green roofs (extensive, wildflower / sedum) to the pavilion. Rainwater collection, storage and run off has also been considered in the proposals as described above.

A4. Noise and Vibration: The proposals – of light-weight timber construction – will ensure that noise and vibration impact during construction is limited. The structure will not create any significant noise or vibration during its use, given to the proposed functions.

D1. Design: As described throughout this document, the proposals are of a high quality design and will ensure that the development respects the local context and character, enhancing the host property and surrounding area.

D2. Heritage: See comments on CPG1.3 (design – heritage) below. The design has been fully considered so that its impact on the conservation area is minimal, and positive.

CPG1: Design

1&2. Design: The proposals are a high-quality contemporary solution to the clients' requirements for additional storage and work space, as ancillary accommodation to the dwellings at 7 Rosecroft Avenue. As described above, the proposals have been carefully considered to ensure that they relate to the site, the massing, proportion and materials of traditional garden structures and with due consideration to the amenity of the host and neighbouring properties.

3. Heritage: The location, within a conservation area, requires the proposals to be particularly discrete and so the design ensures that there is minimal impact on the host property. The proposals take their cue from traditional garden structures, and the large mature rear garden and presence of existing garden structures means that the proposals will enhance the conservation area (by being of excellent design and removing the rather unsightly existing structure).

4. Extensions, Alterations and Conservatories: As described above, the siting, location, scale and design of the proposed development has minimal visual impact on, and is visually subordinate to, the host garden and property. It does not detract from the open character and garden amenity of the neighbouring garden and wider surrounding area, and maintains significant soft landscaping to the main garden areas, so reducing the impact of the development. As described above the construction methods will minimise the impact on trees and adjacent structures. The low-profile of the roof, along with the surrounding existing structures and mature vegetation, ensures that views across boundaries are not adversely affected. Any hard landscaping will have a permeable substrate to ensure that there is limited impact on groundwater and run-off flows, including a proposal to harvest rainwater from the new roof. The proposed materials complement the host property and existing garden structures – timber cladding being a traditional garden material, and subordinate to the brick of the main house.

CPG6: Amenity

6. Daylight and Sunlight: The proposals provide plentiful day and sun-light in to the new garden structure by means of floor-to-ceiling glazing and roof lights, ensuring that the occupants of the structure will benefit from ample natural light, and ensure the garden is not significantly over-shadowed, maintaining the site's biodiversity. There is mature vegetation separating the neighbouring property to the south and so the proposed development will not impact daylight or sunlight. To the north, there is an existing group of large garden buildings (single-storey) with no fenestration facing the host site, and so the proposed development will not impact daylight or sunlight provision to this property.

7. Overlooking, privacy and outlook: The proposals will greatly enhance the garden where it can be viewed from the host and neighbouring properties. Much of the site is surrounded and concealed by mature vegetation. The existing outbuilding is not particularly attractive, and the neighbouring outbuildings are large workshop-like industrial structures, so the new proposals will greatly improve the gardens in this area. The proposals will therefore enhance the landscape and local area. The structure will still be discrete, with views back down the garden to the main house but limited views to the side boundaries and so there will be no loss of amenity to neighbouring properties through overlooking or loss of privacy. The roof glazing in the proposals, as with the glazing to front and rear elevations, will be provided with black-out blinds to minimise light pollution when the structure is in use particularly relevant in winter mornings and early evenings.

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