



TERENCE  
O'ROURKE

Regeneration and Planning  
London Borough of Camden  
2<sup>nd</sup> Floor, 5 Pancras Square  
C/o Town Hall, Judd Street  
London  
WC1H 9JE

18 December 2020

Our Reference: 265804

Dear Sir / Madam

**Full planning application for a recreational outbuilding at Flat 2, 68 Fellows Road, London, NW3 3LJ (Planning Portal ref: PP-09354466)**

On behalf of the owner of the above property we hereby submit a full planning application for:

*'Construction of a recreational outbuilding.'*

In addition to this planning cover letter, which includes details on design and access, heritage and sustainability, this planning application submission comprises the following information submitted in accordance with the national and local requirements:

- Completed application form, including certificate of ownership
- Arboricultural Report (ref: 01708D/CJO/0812)
- Application drawings
  - Location Plan and Block Plan (ref: C30488) - 1:1250@A4 and 1:500@A4
  - Site Plan and Sections - Existing (ref: C30488) - 1:200@A4
  - Site Plan and Sections - Proposed (ref: C30488) - 1:200@A4
  - Floor Plan (ref: C30488) - 1:50@A4
  - Elevations (ref: C30488) - 1:100@A4
- Illustrative drawings
  - Rendered Image (ref: C30488)
  - Site Photos (ref: C30488).

The proposal satisfies the requirements contained within the Altering and Extending Your Home Camden Planning Guidance (March 2019), and complies with London Borough of Camden's (LBC) Local Plan Policies D1 (Design), D2 (Heritage) and A1 (Managing the impact of development). Further, the proposal has had regard to the Belsize Conservation Area Statement (2003).

**Site and surrounding area**

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London  
W1B 4BQ

**BIRMINGHAM**  
Enterprise House  
115 Edmund Street  
Birmingham  
B3 2HJ

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The application site is located in a residential area in Belsize Park on the north side of Fellows Road within the London Borough of Camden. It is only 585m from Swiss Cottage underground station, around 585m from the shops at Finchley Road / Swiss Cottage town centre and roughly 400m from Primrose Hill park. There is no vehicle access to the property with only on road parking on Fellows Road. Pedestrian access to the property is via Fellows Road.

The five storey (lower ground, ground, first, second and roof level) property comprises five flats (flat 1 – 5), a pitched roof and a varied palette of materials on the facades, including yellow brick and white render. There are steps at the rear of the property that provide access from the building down to a rear garden. The garden is separated into two sections with the northern section separated by a trellis and hedge/various vegetation. The northern part of the garden comprises a mix of paving slabs, grassed area and a garden shed. The northern part of the garden is only for the benefit of Flat 2, and benefits from a dedicated access along the western boundary of the property via a paved path that runs adjacent to the southern section of the garden closest to the property. The garden is long and enclosed on three sides by brick walls. The western boundary of the garden runs adjacent to the garden associated with the plot at 70 Fellows Road, the northern boundary backs onto the rear of Rathmore House at 31 Eton Avenue and the eastern boundary of the garden is adjacent to the garden associated with the plot at 66 Fellows Road.

The site lies within flood zone 1, is not subject to any technical constraints or natural designations. The building itself is not listed, however the site is located within the Belsize Conservation Area and is located just south of the Grade II listed Rathmore House (31 Eton Avenue). To note, the site is located within the Hampstead Heath Woods Site of Special Scientific Interest (SSSI) Impact Risk Zone and is roughly 290m from the Adelaide Local Nature Reserve. The site is also located within the Zone II – Outer Source Protection Zone (the Environment Agency outline that Source Protection Zones are defined around large and public potable groundwater abstraction sites).

### **Planning history**

LBC provided no objection on 21 September 2020 to a tree works notification for the felling of a dead/dangerous tree in the rear garden (ref: 2020/3550/T). An additional tree work application and notification for pruning of trees were approved in 2005 and 1992 (ref: 2005/3900/T and ref: 9292075) respectively.

Planning permission for the continued use as five flats at lower ground, ground, first, second and roof levels, alterations and dormer extensions to roof, erection of balcony at ground floor rear, railings above entrance porch and external works to rear and front elevations (ref: 9005041) was approved on 20 February 1991.

### **Need for the development**

The owner is keen to incorporate some additional space to use as a hobby/relaxation room, however the current internal arrangement does not allow for this type of space. The owner has considered incorporating an additional room within the flat for the purposes of a hobby/relaxation room but this would



not be ideal due to the current internal layout, as it would result in a reduction in the space enjoyed by the other rooms. Alternatively, an extension to the property is not considered feasible.

Accordingly, a detached outbuilding is considered to be the most appropriate approach to providing a dedicated hobby/relaxation space. An outbuilding would also provide a practical and cost effective means of providing this additional space.

### **Planning policy context**

The development plan for Flat 2 68 Fellows Road comprises the LBC Local Plan (July 2017), LBC Site Allocations Plan (September 2013) and the London Plan consolidated with alterations between 2011 and March 2016. A review of the LBC Site Allocations Plan went through its first formal consultation between 13 February and 27 March 2020, no further updates to the review have been published as yet. The North London Waste Plan (NLWP) which covers LBC is being examined by an independent Planning Inspector and consultation on the proposed modifications ended on 10 December 2020. The draft new London Plan has been through consultation, but has not yet been adopted.

The proposal has also had regard to the Belsize Conservation Area Statement (2003), the guidance within LBC's Altering and Extending Your Home Camden Planning Guidance (CPG) (March 2019), which is currently being redrafted as the 'Home Improvements' CPG, the Amenity CPG (March 2018) and Design CPG (March 2019).

In addition, regard must be had for national policy contained within the 2018 NPPF (updated February 2019). The NPPF is a material consideration for decision taking purposes.

### **Design and access details and planning considerations**

The modest single storey outbuilding is proposed to be located at the rear of the garden and would be incidental to the residential use of Flat 2, intended as a relaxation and hobby space. It comprises sensitive materials, such as timber, glass and aluminium trims which are used to create a high quality finish. The design ensures the building would respond to its context, making a positive contribution to the character of the area and providing a high quality, functional hobby and relaxation space.

The provision of a detached outbuilding is considered more desirable than subdividing the internal flat space or seeking an extension to the property, which could detract from the visual amenity of the building and its contribution to the character of the conservation area.

Section 12 of the NPPF provides guidance on achieving well designed places and emphasises the importance of good design. London Plan Policy 7.6 (Architecture) requires buildings and structures to be of the highest architectural quality, respond to the public realm within which they are set, complement the local architectural character and not cause unacceptable harm to the amenity of surrounding land and buildings.



LBC's Local Plan Policy D1 (Design) provides a broad overview of issues that developments should address in order to secure high quality design in development. Relevant considerations include the requirement for development to respect local context and character, preserve or enhance the historic environment and heritage assets in accordance with Policy D2 (Heritage) and that the development is sustainable in design and construction. The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Policy A1 (Managing the impact of development) outlines that the Council will grant permission for development unless this causes unacceptable harm to amenity, including factors in respect of visual privacy, outlook, sunlight, daylight and overshadowing.

These policies are supplemented by further detailed guidance, including that contained within the Altering and Extending Your Home CPG (March 2019). Paragraph 5.23 of the CPG sets out detailed guidance on outbuildings, such as the home office, which proposals should conform with. Specific requirements relevant to this proposal include:

- 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
- not detract from the open character and garden amenity of neighbouring gardens and the wider surrounding area
- use suitable soft landscaping to reduce its impact
- ensure building heights will retain visibility over garden walls and fences
- ensure the size of the outbuilding will not result in excessive loss of garden amenity space
- ensure the siting of the outbuilding will not harm existing trees of high amenity value
- use materials which complement the host property and the overall character of the surrounding area. The construction method should minimise any impact on trees, or adjacent structures
- address any impacts of the new development upon water run-off and groundwater flows, and demonstrate that the impact of the new development on water run-off and groundwater flows will be negated by the measures proposed.

In accordance with the requirements of the CPG the proposed outbuilding would be visually subservient to the main building, as the proposed rectangular single storey hobby / relaxation outbuilding would be located in the northern part of the garden, which benefits from screening provided by the existing shed, trellis and associated planting to the south, brick wall and tall trees and vegetation to the east, a brick wall and adjacent blank rear elevation of Rathmore House to the north, and brick wall to the west. Further, the proposed outbuilding would have a flat roof, helping to lessen any visual impact and would be 7m wide, 3.6m deep and 2.5m high.

The proposal would have a total GEA floorspace of 25.2m<sup>2</sup>, which is in line with the requirement in the CPG as it proposes an appropriate scale, noting that the entire rear garden is approximately 309.7m<sup>2</sup>. The outbuilding would not result in excessive loss of garden amenity space and would be located upon the existing



area of hardstanding at the rear eastern boundary of the garden. Currently there is 25.5m<sup>2</sup> of hardstanding within the rear section of the garden. An additional 6.6m<sup>2</sup> of hardstanding is proposed in order to match the footprint of the new outbuilding, which would be located on the eastern side of the northern section of the garden, located behind the existing shed and at least 0.5m from the boundaries with neighbouring gardens. This space around the outbuilding creates a green corridor for wildlife and provides sufficient space to carry out long-term maintenance and repairs to the property boundaries and to the outbuilding, if required.

The proposed scale, siting and location of the outbuilding is also considered acceptable given the size and layout of the garden as it represents a marginal area in the context of the rear garden as a whole, and in terms of the overall plot. As a result, it would not adversely impact on neighbouring amenity and would not be detrimental to the character of the local area. This is explained in detail below.

The proposed hobby and relaxation outbuilding would be modest in size and subordinate in scale to the main building. The height and area of the development are considered necessary to ensure that enough space would be available to provide a high-quality internal recreational environment, however it's modest scale, siting and appearance would ensure that it remains subordinate to the main building.

The proposal would sit comfortably within the northern part of the garden and would not result in it appearing overcrowded. Indeed, the proposed outbuilding would only occupy approximately 4.4% of the whole plot. A sufficient proportion of the garden space would be retained in the northern area to provide a high quality and useable amenity space for Flat 2. The proposed outbuilding would be subordinate in scale to the building when viewed within the plot or the surrounding area. The substantial separation of approximately 17m between the main building and outbuilding would reinforce this subordinate relationship. In order to further help soften the view and outlook of the main property towards the outbuilding, a green wall comprising jasmine climber plants is proposed on the southern elevation of the outbuilding. Its location within an area that is reasonably well contained and screened, as well as the benefits of the proposed green wall helps to minimise any visual impact and helps to ensure the outbuilding does not detract from the open character and garden amenity of neighbouring gardens and the wider surrounding area. Further, the siting of the outbuilding would not harm any existing trees. This is discussed in further detail as part of the tree survey results section below.

In line with London Plan Policy 7.6 there would be no significant detriment to the amenities of neighbours and the character and appearance of the street scene or locality in the vicinity of the outbuilding.

The proposed outbuilding would not result in a significant change in the relationship of the site to the surrounding area. It would not be visible from Fellows Road ensuring that there would no material change in views from public areas.



There would also be no detrimental impact on the residential amenity of the neighbouring properties at 70 Fellows Road, 66 Fellows Road and 31 Eton Avenue. It is not envisaged that the use of the outbuilding as a hobby/relaxation space would result in a material increase in noise. Importantly, the location of the proposed outbuilding deep within the plot maximises the separation distance to the buildings at 66 and 70 Fellows Road. Rathmore House at 31 Eton Avenue would be adjacent to the north, however it is a blank rear elevation of the house that faces the garden of 68 Fellows Road and its amenity is not expected to be impacted by the proposals. Overall, the location and boundary distance of the outbuilding from 66 Fellows Road and 31 Eton Avenue (0.5m distance from both boundaries) helps to reduce any potential impact on the amenity of neighbouring properties, in line with London Plan Policy 7.6 and LBC's Local Plan Policy A1. It is anticipated that there would also be minimal, if any, impact on sunlight and daylight on the rear garden at 66 Caversham Road. Further, the existing brick walls, trees and planting along the boundaries would help to screen views of the outbuilding from the properties at 66 and 70 Fellows Road and soften views of the outbuilding from the gardens at these properties.

The full height glazing will allow for views from the recreational outbuilding into the rest of the northern part of the garden and towards the western boundary. There would be some views towards the rear of a neighbouring property, 24 Merton Rise, which is roughly 20m from the proposed outbuilding and is two properties along to the west, facing the garden at 70 Fellows Road. Given this relationship the applicant has proactively engaged with the owners of the property at 24 Merton Rise to discuss the proposal. The owners of 24 Merton Rise did not object to the proposal but did request that blinds were incorporated within the windows of the outbuilding, and this has been subsequently reflected in the design. The applicant proposed additional screening along the western boundary, by adding planters or a trellis along the brick wall, to assist in helping to further screen and soften any views overlooking the outbuilding. However, the neighbours at 24 Merton Rise were not receptive to the idea of incorporating further screening as they value the open character of the gardens. As a result, the applicant has incorporated the blinds as requested and proactively sought to positively address any potential concerns to ensure there is no adverse impact on the amenity of neighbouring properties. It is also important to note that these views are not at close quarters and they are restricted by the existing boundary brick wall, foliage and trees within the intermediate garden at 70 Fellows Road, as such any overlooking would not be considered to be significant.

The clean and elegant appearance of the proposed outbuilding, which would be constructed using a range of carefully selected natural sustainable materials including wood, metal and fibre cement products, would provide an attractive building. The wood cladding on the front elevation with doors and windows set within dark grey wood frames would be complemented by the silver grey metal roof and fibre cement cladding boards, with a natural finish on the side and rear elevations. In accordance with the CPG and the guidelines in the Belsize Conservation Area Statement for Fellows Road/Winchester Road, the scale of the outbuilding and the careful selection of materials and colours would ensure that the proposed outbuilding would sympathetically tie in with the appearance of the main building and the overall character of the surrounding area.





The proposed use of the outbuilding as a recreational space would be entirely incidental to the residential use of Flat 2. Indeed, the proposed scheme does not include a bedroom, shower room, toilet or kitchen. Further, the proposed outbuilding couldn't be used as a separate dwelling as it would rely on the access and utility connections enjoyed by Flat 2. The application would welcome a suitably worded condition attached to a planning permission that restricts any use of the outbuilding for accommodation purposes.

It should also be noted that an outbuilding was, in the past, located where this outbuilding is proposed, and there are markings visible on the northern boundary brick wall of where the previous outbuilding stood. The proposed outbuilding would be located further away from the northern boundary and the listed building than this previous structure helping to ensure an appropriate response to its setting.

### ***Heritage considerations***

LBC Local Plan Policy D2 (Heritage) outlines that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

The outbuilding, which is located within the Belsize Conservation Area, is well designed, unobtrusive, well contained and subordinate to the main property. Further, the materials and colours including timber cladding and window frames would ensure that the proposed outbuilding would be sensitive to the appearance of the main building, and would help to preserve and enhance the overall character and appearance of the Conservation Area, in accordance with Policy D2 and the Belsize Conservation Area Statement. Further, the development would not cause harm to the setting and significance of the Grade II listed Rathmore House (31 Eton Avenue) located just north of the garden at 68 Fellow Road.

### ***Arboricultural report***

The submitted Arboricultural Report confirms that no trees are proposed for removal and that minor facilitation pruning will be required to face back the overhang of two grade C trees (the elder tree T3 and the lower overhang of tree T2) to accommodate the outbuilding. The overhang of the trees is located within the boundary of the application and the two trees are located within the garden of the neighbouring property. This will be minor and have no adverse impact on the health or form of the trees in question.

The path access to the northern section of the rear garden to the west of the site is under a relatively low branch of tree T1, which will be protected with hessian. A methodology included within the Arboricultural Report addresses this and details a Construction Exclusion zone to safeguard the root protection area of tree T1.

### ***Sustainability***

The proposed outbuilding would be built in accordance with sustainable development principles with regard to LBC Local Plan Policy CC1 (Climate



change mitigation) and CC2 (Adapting to climate change). The windows and door frames are timber which is a preferred material for garden structures, as it's a renewable resource with a low embodied energy.

The recent lockdowns during Covid-19 have revealed the importance of having high quality homes that are capable of meeting a wide range of needs, including for recreational purposes. The proposed hobby / relaxation outbuilding would enable the applicant to enjoy additional space at home in a comfortable and relaxing environment helping to promote general health and wellbeing.

### **Planning benefits and conclusion**

The proposal is considered to be compliant with the strategic and local policy frameworks and would secure the following planning benefits:

- The proposed hobby and relaxation outbuilding would meet the need for additional space at Flat 2, 68 Fellows Road without resulting in a detrimental impact on the character of the local area or amenity of neighbouring properties that could result from extensions to the building.
- The outbuilding would help to create a more useable, attractive and high quality garden space, and provides an opportunity to improve the quality of the garden area and the way it functions.

We look forward to progressing this application with LBC and to receiving confirmation of validation. Should you have any queries, or require any further information, please do not hesitate to contact me.

Yours faithfully,

**Sophia Goodhead MRTPI**  
Planner

cc John Keenan

Rooms Outdoor Limited