

London Borough of Camden 2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

22 January 2021

Our Ref: BL/20-9900

RE: An Application for Full Planning Permission for Replacement Garden Room at 35A Broadhurst Gardens NW6 3QT

We are pleased to enclose on behalf of our client, Circle East Ltd, a planning application which seeks planning permission for the construction of a replacement garden room at the above address. This letter provides a site description and brief overview of the planning history, outlines the proposals, and assesses the proposals against the relevant national and local planning policies.

Site Description

The application site comprises the lower ground floor flat within a 4-storey detached property and associated external rear garden which contains a large single-storey outbuilding/garden room. The outbuilding was constructed some time ago and is outdated.

The site is located on a residential street opposite a railway line. The property is not listed but is located within the South Hampstead Conservation Area. The South Hampstead Conservation Area Character Appraisal and Management Strategy (2011) identifies the houses on the street as being constructed between 1882 and 1894 and identifies the property as being a 'positive contributor' to the character of the conservation area.

Image 1: Photograph of the existing garden room



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Planning History

The application previously operated as a recording studio. Prior approval (ref: 2018/1961/P) was granted on 21 June 2018 for the change of use from a recording studio (B1c light industrial use) to residential (C3 use) comprising 1x2 bedroom flat with off-street parking. The residential conversion is currently taking place and nearing completion.

A subsequent prior approval (ref: 2018/4983/P) was granted for the change of use of the outbuilding in the garden to a studio flat on 11 December 2018. This prior approval is not being implemented.

Proposals

This application seeks to demolish the existing outbuilding/garden room and construct a new contemporary garden room for use by the occupier of the new lower ground floor flat.

Whilst the main building is a positive contributor to the conservation area, the existing garden room clearly is not and arguably detracts from the character and appearance of the conservation area. The new garden room will provide a much improved ancillary outbuilding for the residential flat and the conservation area.

The new garden room will be located on the same footprint as the existing garden room but will extend back to the boundary fence, similar to the outbuilding in the neighbouring garden. The garden room will be single storey like the existing structure. The height of the building is staggered to break up its bulk. The section closest to the main building will have an angled roof with the highest part of the roof measuring 3.2 metres. The remainder of the building will have flat roof and a height of 2.7m. A green roof is proposed over the entire roof which will help the building blend into the garden and deliver biodiversity enhancements.

Image 2: Plan of existing Garden Room

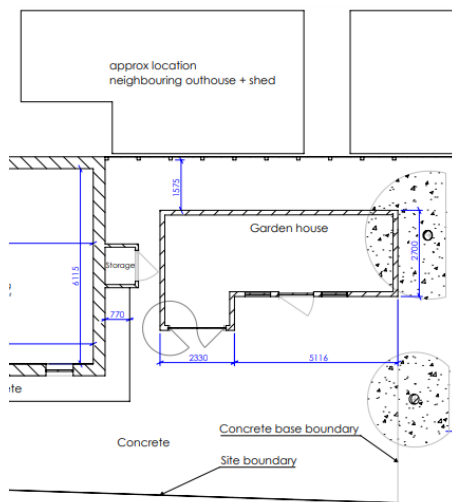
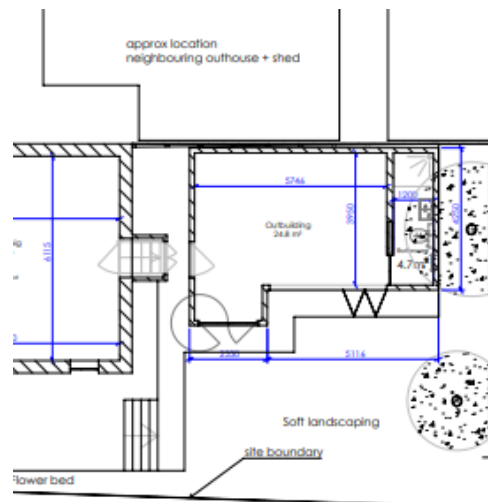


Image 3: Plan of proposed Garden Room



The building will be constructed of timber and the windows and doors will open out onto the garden as is the case with the existing building. There are no openings on the other elevations.

Planning Policy and Justification

The development plan for Camden comprises the Camden Local Plan adopted in 2017 and the London Plan (Intend to Publish Version), 2019.

As demonstrated above, the new garden room is considered to represent a well-designed and sustainable form of development which will enhance this part of the conservation area. The use of timber is entirely acceptable within a conservation and the green roof will help to blend the building into its garden setting, and at the same time introduce biodiversity enhancements. There will be no harm to adjoining neighbours given the building is single storey and the fact that the neighbour's large outbuilding already abuts the boundary. The proposals therefore accord with Policies D1 (Design), D2 (Heritage), A1 (Managing the Impact of Development), and A3 (Biodiversity) of the Local Plan.

Image 3: Digital sketch of the proposed new garden room



As part of the application we enclose the following:

- Completed application form and ownership certificate
- Site location plan outlining the application in red
- Existing Plans and Elevations
- Proposed Plans and Elevations
- Planning & Heritage Statement (incorporated into this cover letter)
- The relevant application fee has been paid via the Planning Portal

We trust the information submitted is sufficient for the determination of the application and we look forward to receiving confirmation the application has been validated in due course. If in the meantime you have any queries, please do not hesitate to contact me.

Yours sincerely,

Katie Turvey



Associate Director

Planning Potential

London

Encl.