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O'ROURKE

Mr Obote Hope  
Planner  
Regeneration and Planning  
London Borough of Camden  
2<sup>nd</sup> Floor, 5 Pancras Square  
London N1C 4AG

23 March 2021

Our Reference: 265804

Dear Mr Hope

**Full planning application for a recreational outbuilding at Flat 2, 68 Fellows Road, London, NW3 3LJ (Ref: 2020/5906/P)**

Further to our recent telephone conversation on 11 March 2021 where we discussed matters relating to the scale and visual implications of the proposed outbuilding including the amount of hardstanding proposed, we have considered your comments and suggestions and as a result have made minor amendments to the proposals. In line with our discussions the revised proposals for the outbuilding include a green roof to help enhance biodiversity and to minimise the visual appearance of the additional hard landscaping.

The following information is submitted:

- Application drawings
  - Location Plan and Block Plan (ref: C30488 Rev 1)
  - Site Plan and Sections - Existing (ref: C30488 Rev 1)
  - Site Plan and Sections - Proposed (ref: C30488 Rev 1)
  - Floor Plan (ref: C30488 Rev 1)
  - Elevations (ref: C30488 Rev 1)
- Illustrative drawings
  - Rendered Image (ref: C30488 Rev 1)
  - Site Photos (ref: C30488 Rev 1)
- Details of the green roof including
  - Green Roof Plan and Section (ref: C30488 Rev 1)
  - Manufacturer's Green Roof Maintenance and Planting Species note
- Historic site photo of an outbuilding previously located within the applicant's garden.

The revised plans and documents provide details of the green roof including a detailed scheme of maintenance, a plan and section at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and details of planting species and density. We trust the details provided are sufficient however please let us know if you require any further information. The inclusion of the green roof provides further biodiversity benefits and helps lessen

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the visual impact of the hard landscaping proposed. Calculations relating to the amount of hard landscaping are set out below as requested.

The area of rear garden that is within the applicant's control is approximately 152.55m<sup>2</sup>. The proposal would have a total GEA floorspace of 25.2m<sup>2</sup>, which is in line with the requirement in the Altering and Extending Your Home CPG (March 2019) as it proposes an appropriate scale, noting that the proposed outbuilding would only occupy approximately 16.5% of the applicant's garden area. 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 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 91.04m<sup>2</sup> of hardstanding within the applicant's section of the rear garden, which equates to 59.68% of the garden area. 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.

As a result of the revised proposals, and including the green roof within the calculations to help compensate for the hard landscaping as agreed within our telephone conversation, there would be approximately 71.65m<sup>2</sup> of hard landscaping which is equivalent to 46.97% of the applicant's garden space. Further, it should be noted that the proposed outbuilding would have a flat roof, helping to lessen any visual impact and would be 7m wide, 3.6m deep and 3m high. The height of the proposed outbuilding has increased to 3m in order to accommodate the structural elements necessary to support the additional weight as a result of the inclusion of the green roof as requested by the Council.

The proposed scale, siting and location of the outbuilding is considered acceptable given the size and layout of the garden as it represents a marginal area in the context of the applicant's garden space, 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.

It should also be noted that an outbuilding was, in the past, located within the applicant's garden and the historic site photo submitted shows the scale of the large structure and its location further towards the southern end of the garden area. The proposed outbuilding would have a flat roof and would reflect a more rationalised layout which would be tucked into the north eastern boundary corner of the garden helping to ensure an appropriate response to its setting.

We trust the amendments address the matters you raised and we look forward to positively progressing this application with you. Should you have any queries, or require any further information, please do not hesitate to contact me.

Yours sincerely,

**Sophia Goodhead MRTPI**  
Senior Planner

cc

John Keenan

Rooms Outdoor Limited

