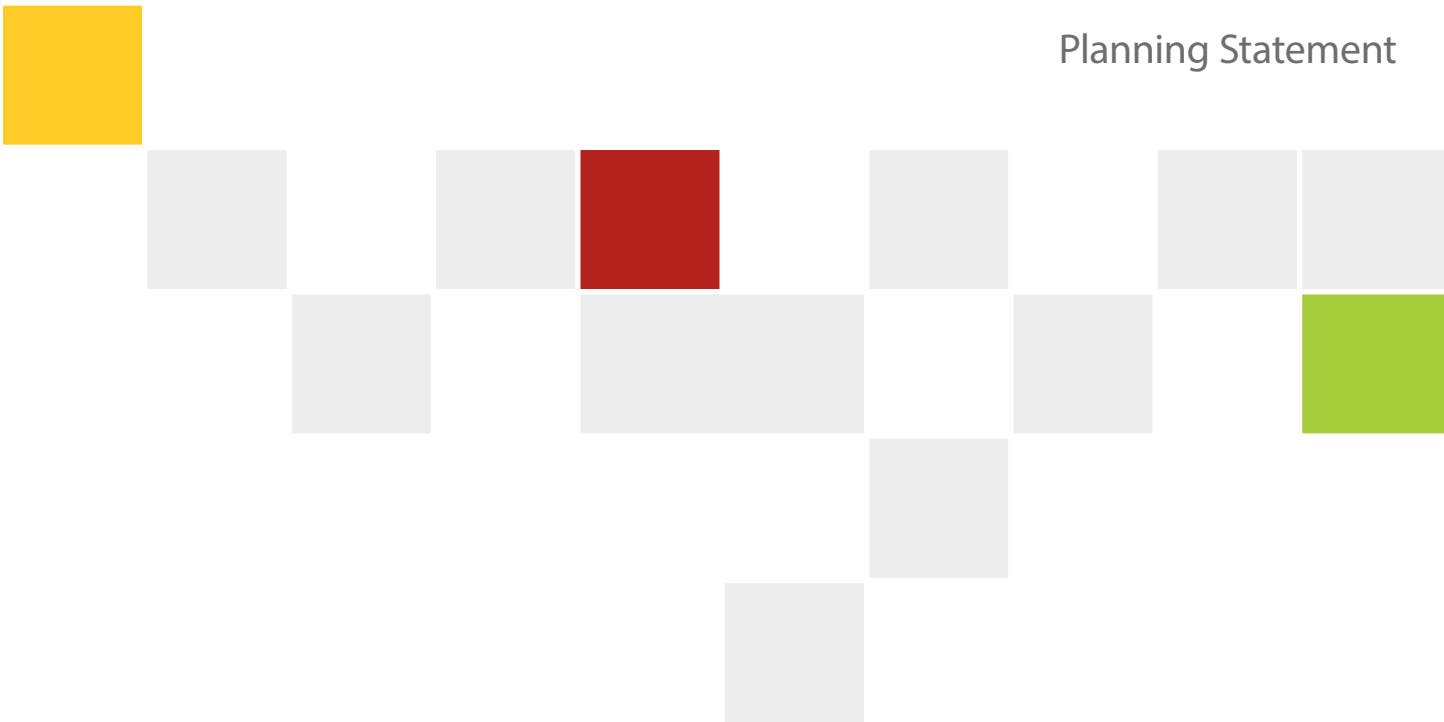


6 Downside Crescent

Planning Statement



Boyer

Report Control

Project:	6 Downside Crescent
Client:	Tom Enraght-Moony & Ariam Enraght-Moony
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1. INTRODUCTION AND PROPOSAL

- 1.1 This Planning Statement is prepared on behalf Tom Enraght-Moony & Ariam Enraght-Moony, to support a planning application relating to 6 Downside Crescent, London, NW3 2AP.
- 1.2 Planning permission is sought for the erection of single storey outbuilding at the rear of the garden. This will provide ancillary multi-use space to be used in conjunction with the main house. The outbuilding will be located near the adjoining, larger neighbouring outbuilding at 8 Downside Crescent. Given its location to the rear of the main property, the outbuilding will not be visible in views from the public domain.

- 1.3 The proposed description of development is as follows;

Erection of a single storey outbuilding in rear garden.

- 1.4 Documents submitted with this application are listed below:

Document	Consultant
Application Form	Boyer
CIL Form	Boyer
Location Plan (Drawing No. LP-01) Existing Site Plan (Drawing No. EX-01) Existing Ground Floor Plan (Drawing No. EX-01) Existing Roof Plan (Drawing No. Ex-02) Existing Sections and Elevations (Drawing No.EX-03) Proposed Site Plan and Outbuilding Plan (Drawing No.PA-01) Proposed Roof Plan (Drawing No. PA-02) Proposed Elevations (Drawing No. PA-03) Proposed Sections (Drawing No.PA-04) Design and Access Statement	XUL Architecture
Method Statement Site Specific Method Statement – Garden Room Arboriculture Impact Report – Garden Room	Liam McGough Tree Services

- 1.5 This Planning Statement assesses the proposals against the policies in the Development Plan and other material considerations, which are relevant to the determination of the application. The Statement is structured as follows:

- Section 2 – Describes the site and surrounding context;

- Section 3 – Sets out the relevant planning history;
- Section 4 – Provides an overview of regional and local planning policy and guidance relevant to the Proposed Development;
- Section 5 – Provides an assessment of the proposal against the Development Plan and other material considerations;
- Section 6 – Provides a summary and conclusion.

2. SITE AND SURROUNDING AREA

- 2.1 The site is located on the eastern side of Downside Crescent. The property is not statutorily listed but is located within the Parkhill and Upper Park Conservation Area and has been identified as making a positive contribution to the area.
- 2.2 The site is located within a predominantly residential area characterised by a mix of large semi-detached dwellings as well as properties which have been converted into flats.
- 2.3 The site is not within any Flood Zone or Archaeological Priority Area.
- 2.4 The Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (2011) notes that Downside Crescent is densely lined with late-Victorian red brick, three-storey gabled houses with front gardens. The gabled roofscape is distinctive and virtually intact. Houses on the street are a mix of detached and semi-detached properties and sited close together to form a relatively uniform frontage.
- 2.5 Hard-standings and cross-overs have recently replaced some front gardens within the area, and garages and car shelters on the ground floors have been added to the fronts of some houses which break the pattern of these houses and their streetscape.
- 2.6 The site is within close proximity to Belsize Park underground station and also a number of bus routes along Haverstock Hill. The site is identified as having a Public Transport Accessibility Level (PTAL) rating of 5 (Very Good).

3. PLANNING HISTORY

Planning Applications

- 3.1 There is no relevant planning history associated with this site.

Other Relevant Applications

- 3.2 Whilst preparing this application, a comprehensive assessment has been undertaken to understand other comparable applications within the site vicinity. Whilst outbuildings have been approved in recent years on Downside Crescent, including at No.8, the adjoining property, the table below also provides a number of examples of outbuildings on nearby streets within the Parkhill and Upper Park Conservation Area. These are summarised in table below.

Address	Reference	Proposal	Decision
8 Downside Crescent London NW3 2AP	2018/1238/P	Erection of an outbuilding in rear garden, for use incidental to the use of the host property.	Granted (19/06/2018)
17A Downside Crescent London NW3 2AN	2016/2528/P	Erection of timber outbuilding in rear garden (retrospective).	Granted (12/07/2016)
20A Lawn Road London NW3 2XR	2014/2973/P	Erection of outbuilding in rear garden	Granted (11/08/2014)
Flat 4 46 Parkhill Road London NW3 2YP	26016/4960/P	Installation of a timber garden room.	Granted (19/12/2016)
Flat Ground Floor 5 Parkhill Road London NW3 2YH	2015/4730/P	Erection of single storey outbuilding in rear garden.	Granted (24/11/2015)

11B Parkhill Road London NW3 2YH	2015/2515/P	Erection of extension and alterations to rear garden outbuilding.	Granted (14/07/2015)
20 Parkhill Road London NW3 2YN	2020/2458/P	Erection of a rear garden outbuilding	Granted (08/10/2020)
30A Parkhill Road London NW3 2YP	2-18/2931/P	Erection of a single storey rear extension, outbuilding in the rear garden and alterations to the boundaries all in association with the single family dwellinghouse (C3 use).	Granted (07/03/2019)
74 Parkhill Road London NW3 2YT	2014/3777/P	Erection of single storey timber clad garden room.	Granted (21/07/2-14)

3.3 These applications highlight the acceptability in principle of constructing outbuildings within rear gardens of the residential properties in the surrounding area. This is discussed further in the following sections.

4. PLANNING POLICY CONTEXT

4.1 This Section outlines the relevant planning policy context which will be considered in the determination of the application proposals. Section 5 assesses the application proposal against the Development Plan documents. These includes:

- Camden Local Plan (2017);
- The London Plan (2021).

Local Planning Policy

4.2 The Camden Local Plan sets out the Council's planning policies and replaces the Council's previous Core Strategy and Development Policies planning documents. The Local Plan provides planning policies that respond to changing circumstances and the borough's unique characteristics and contribute to delivering the Camden Plan and other local priorities. The Local Plan covers the period from 2016-2031.

4.3 The Local Plan is intended to help deliver the objectives of creating the conditions for harnessing the benefits of economic growth, reducing inequality and securing sustainable neighbourhoods. The Plan also assists the delivery of other plans and strategies prepared by the Council and other service bodies, for example masterplans and planning briefs. The relevant policies from the Local Plan are as follows;

- Policy A1 Managing the impact of development
- Policy D1 Design
- Policy D2 Heritage

Supplementary Planning Guidance

4.4 Camden has adopted eight Camden Planning Guidance documents, which cover a variety of topics such as design, housing, amenity and transport. Of particular relevance to this application is Camden Planning Guidance on Home Improvements (January 2021). The guidance provides specific guidance for outbuildings in relation to design, heritage, and amenity.

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy

4.5 Downside Crescent was constructed on the site of Haverstock Lodge; it is densely lined with late-Victorian red brick, three-storey gabled houses with front gardens. The gabled roofscape is distinctive and virtually intact. The houses are a mix of detached and semi-detached properties, sited close together to form a relatively uniform frontage.

4.6 The Area Appraisal contains no specific reference to or guidance on the design of outbuildings within the conservation area.

The London Plan

- 4.7 The London Plan (2021) provides the strategic policy context for all of London and seeks to provide an integrated framework for its development.
- 4.8 The Mayor's strategic policies aim to provide more homes, promote opportunity and provide a choice of homes for all Londoners that meet their needs at a price they can afford.
- 4.9 Policy HC1 states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

National Planning Policy

National Planning Policy Framework

- 4.10 The NPPF was updated in March 2019 and sets out the strategic planning aspirations. This along with the National Planning Practice Guidance (NPPG) are material considerations in decisions on planning applications. The documents set out the Government's economic, environmental and social planning policies and guidance and identifies that the purpose of the planning system is to promote sustainable development. The NPPF advises that the primary aim of development management is to foster the delivery of sustainable development, not to hinder or prevent development from taking place.
- 4.11 Paragraph 11 of the NPPF identifies the core planning principles which should underpin both plan making and decision making, this includes being genuinely plan led, not simply being about scrutiny, proactively driving and supporting sustainable economic development, seeking to secure high quality design and a good standard of amenity, promoting the vitality of urban areas, supporting the transition to low carbon futures and promoting mixed use developments.
- 4.12 The NPPF supports a presumption in favour of sustainable development and sets out at Para 11 that 'for decision taking this means: approving development proposals that accord with the development plan without delay'.

5. ASSESSMENT OF THE PROPOSALS

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act states that applications must be determined in accordance with the relevant development plan unless material considerations indicate otherwise. This section assesses the proposals against the aims and objectives of the adopted development plan policies.

Principle and design of the outbuilding

- 5.2 NPPF Section 12 requires development proposals to be well designed so that they function well and add to the overall quality of the area, are visually attractive, and sympathetic to local character and history.
- 5.3 Camden's Local Plan Policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Proposals are required to respect local context and character; preserve and enhance the historic environment and integrate well with the surrounding streets and open spaces.
- 5.4 As illustrated in Section 3, there are a number of planning permissions for rear outbuildings already present in the surrounding area, such as 8 Downside Crescent (2018/1238/P) and 17A Downside Crescent (2016/2528/P). The presence of comparable outbuildings confirms that the Council has considered this type of built form at this location acceptable in similar contexts.
- 5.5 Camden Planning Guidance Home Improvements (January 2021) provides detailed guidance outlining how the Council will apply planning policies when making decisions on outbuilding developments. The guidance set out in the CPG states that outbuildings should:
- Ensure the siting, location, scale and design has a minimal visual impact on, and is visually subordinate within, the host garden;
 - In Conservation Areas, check the Conservation Area Appraisal in relation to outbuildings, to know what you should consider. The works should preserve or enhance the existing qualities and context of the site, and character of the Conservation Area;
 - Not detract from the open character and garden amenity of neighbouring gardens and the wider surrounding area;
 - Ensure the position will not harm existing trees and their roots;
 - The construction method should minimise any impact on trees, mature vegetation or adjacent structures; and
 - Use materials which complement the host property and the overall character of the surrounding garden area.

- 5.6 The proposed outbuilding is small in scale and is visually subordinate to both the main property and the host garden. There would remain plentiful garden and amenity space for existing and future residents to use. Overall, the outbuilding would not detract from the open character and garden amenity of neighbouring gardens and the wider surrounding area. It is significantly smaller in scale than the adjoining outbuilding at No. 8 which was approved by the Council in 2018 (2018/1238/P).
- 5.7 The outbuilding would be of a contemporary design, finished with generous glazing and horizontal timber cladding (which naturally weathers). The design would be a clear contemporary addition to the garden, which by reason of its material finish and scale (in context), would be a clearly subordinate feature to the host property, which would not visually compete with it. As a result, it would not detract from the existing building and the outbuilding's high quality design will therefore not impact on the character of the Conservation Area. Given its location to the rear, it will not be visible from the public domain.
- 5.8 The careful design and location of the proposed outbuilding means ensures the development accords with all criteria set out in the CPG and should be accepted by the Council.

Amenity

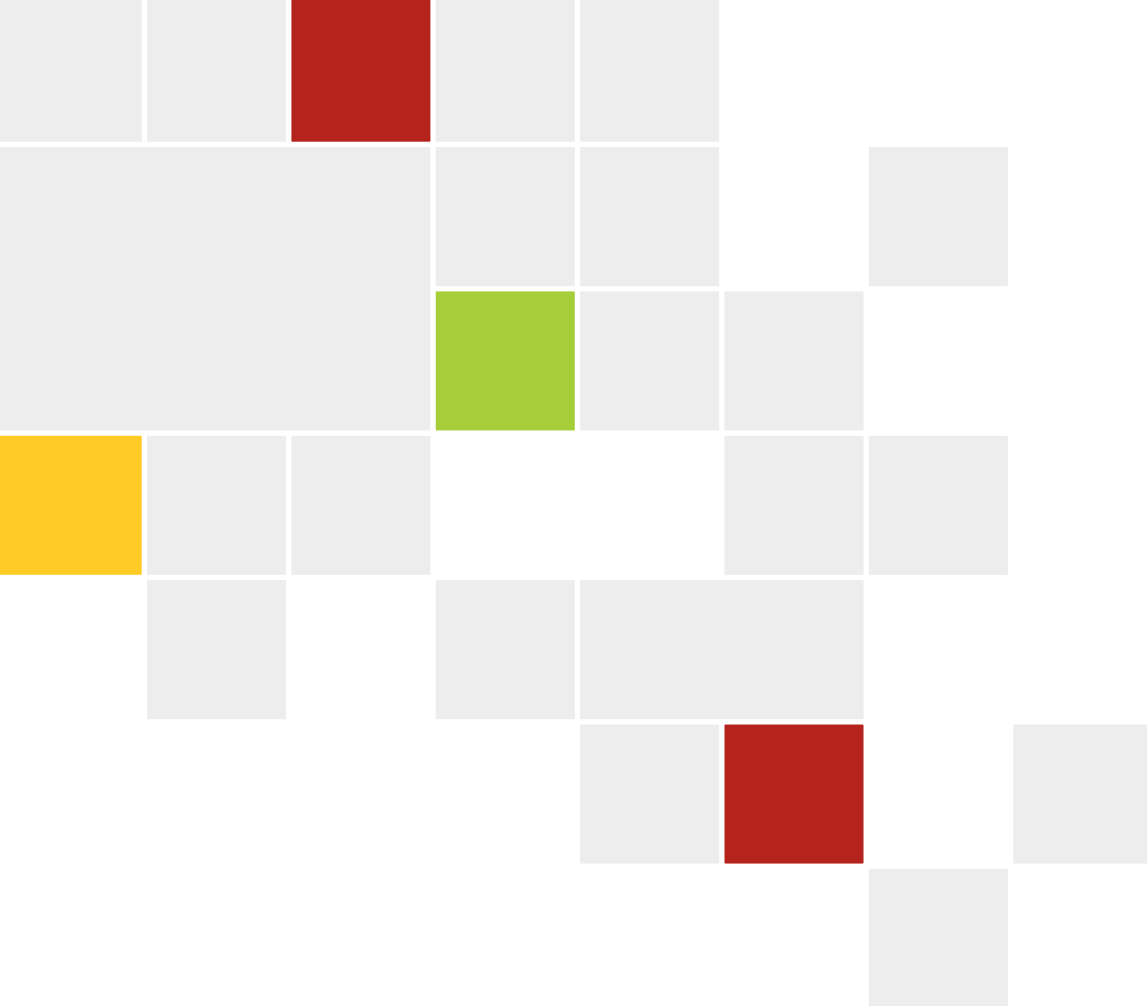
- 5.9 Camden Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight, sunlight and noise.
- 5.10 CPG Amenity (2021) provides specific guidance with regards to overlooking, privacy and outlook. The guidance states that extensions should be design to protect the privacy of occupiers of both existing and proposed dwellings, and be carefully designed to avoid overlooking.
- 5.11 The proposed outbuilding is located to the rear of the garden and will not affect the levels of daylight receipt within the adjoining houses – No's 4 and 8 Downside Crescent. Whilst the outbuilding would have generous glazing, as this is located at ground floor it will not allow unacceptable overlooking to either adjoining property.
- 5.12 The design of the pitched roof, which reduces the height of the roof at the site's boundaries ensures that the new outbuilding's visual impact is minimised. The proposal will not have an overbearing impact on any neighbouring residents.
- 5.13 No. 8 Downside Crescent also has an outbuilding located to the rear of its garden. As this has a significantly larger footprint, the proposed outbuilding at No. 6 will not have a demonstrable impact on the receipt of light within the adjoining outbuilding.
- 5.14 The proposed development is considered to be acceptable and compliant with the objectives of Camden Local Plan Policy A1.

Trees

- 5.15 It is noted that there are two trees in close proximity to the proposed outbuilding, to the rear of the site within the garden of 82 Lawn Road. The potential impact of the outbuilding on the two trees has been carefully considered as the detailed design developed.
- 5.16 The application is supported by a Site Specific Method Statement and Arboriculture Impact Report prepared by Liam McGough Tree Services. The trees in question are identified as T5 and T6 within the documents.
- 5.17 The area of the footprint of the proposed outbuilding which falls within the trees' RPA will be raised and remain clear of the ground with localised screw pile foundations in carefully considered positions only. It is noted that the ground in this area of the garden is covered by existing concrete without need for excavating any of the root protection area.
- 5.18 Furthermore, all necessary tree protection measures will be followed as described in the arboriculture assessment. If any excavation is required this will be undertaken via bore holes and care is to be taken when selecting holes to miss any roots. Therefore, the proposed plan is suitable in terms of tree protection providing the arboriculture method stipulated within the reports is followed.

6. CONCLUSION

- 6.1 This planning application seeks permission for an outbuilding at 6 Downside Crescent, London, NW3 2AP. The building will be used incidentally to the primary residential use of the main property.
- 6.2 The outbuilding has been designed to ensure it has minimal visual impact and is subordinate within the host garden. The proposed outbuilding would not detract from the open character or amenity of neighbouring gardens and the wider surrounding area. The design of the outbuilding, positioned to the rear end of the garden, prevents the loss of privacy or overlooking to neighbouring properties.
- 6.3 The position of the outbuilding would not harm existing trees within any neighbouring gardens. The design of the outbuilding, which is not visible from the public domain, will preserve the character of the conservation area.
- 6.4 It is considered that the proposals would comply with the relevant policies of the development plan, taking account of material considerations, and would therefore be acceptable. Accordingly, planning permission should be approved without delay, subject to necessary safeguarding planning condition.



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