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Dear Laura,

RE: 111 Frognal, London, NW3 6XR

Planning and Listed Building Applications Ref: 2020/5992/P and 2020/5993/L

Further to the registration of the above applications on 29 March 2021, my client has reconsidered the proposal and seeks to replace the current plans with amended plans to change the subterranean nature of the outbuilding to an above ground structure within the rear garden.

It is recommended that the description of the development is amended to:

Demolition of rear garden sheds and erection of replacement outbuilding.

The design of the outbuilding has been revised following a review of consultation responses. The resultant design reflects the proposal that was considered acceptable by the case officer and Camden design and conservation teams in an email dated 15 May 2020.

Existing Site Context

The existing site comprises a 35m long rear garden with timber garden sheds that are dilapidated and of a poor-quality set within a mature soft landscaping garden.

As illustrated in Fig.1, the existing studio is of little design merit. The site sits within a distinct and separate area of the garden at the rear of the site.

The site contributes to the significance of the listed building in that it forms part of its residential curtilage but there is no historic or architectural contribution made by the site to its significance.

Fig 1: View of Existing Outbuilding



Proposed Development

The proposal seeks planning and listed building consent for the erection of a single storey outbuilding. The outbuilding would be positioned 31m from the main house. The footprint of the studio is proposed to be 51.2 sq.m (6.4m x 8m) and secondary to that of the main house. The building is a single storey and the eaves would be 2.77m from the lowest adjoining garden level and 1.5m from the highest adjoining ground level and level of the adjoining rear access road. The ridge would be 3.6m high from the lowest ground level and 2.6m from the highest adjoining ground level. The building is set in from both garden party wall by minimum of 2.4m.

The proposed outbuilding would be ancillary to the main dwelling house and it would provide a space for my clients to work from home. It would not be used for visitors.

Planning Policy

Policies D1 and D2 of the Local Plan (2017) seek a high-quality design that respect the character and context of the area, the historic environment and heritage assets. Any new development is required to preserve or enhance the character of Conservation Areas and setting of Listed Buildings.

Policy A1 of the Local Plan (2017) seeks to protect the quality of life of occupiers and neighbours. Policy A3 seeks to protect features of nature conservation value, including gardens.

Paragraph 4.40 of the Design CPG (2021) notes planning permission is unlikely to be granted for garden studios which significantly erode the character of existing garden spaces and their function in providing wildlife habitat.

Planning Analysis

Design

The outbuilding has been designed sensitively to blend into the soft landscaped setting of the garden. The front elevation would sit behind a hedging grown across the width of the garden with window cut outs for light and outlook. The design references the hedged wall garden rooms at Fenton House. The main front walls will be hidden behind the hedge, creating both a subtle yet playful and contemporary design. The contemporary and subtle nature of the proposed outbuilding contrasts with that of the historic main dwelling whilst remaining secondary to it.

The massing aims to be of minimal impact to the listed asset and surrounding houses. The footprint of the studio is proposed to be 51.2 sq.m (6.4m x 8m) and secondary to that of the main house. The building is a single storey and the eaves would be 2.77m from lower garden level and 1.5m from the higher garden level and that of the rear access road level. The ridge would be 3.6m and 2.6m high respectively. The building is set in from both garden party wall by minimum of 2.4m.

In terms of the proposed materials, the proposed outbuilding would be constructed of timber weatherboarding and glazed windows, however the front elevation would be concealed behind a green hedge wall so as to minimise the perception of the ancillary building which will blend into the green surroundings. The roof would be finished off with a slate tile.

In terms of visual impact to the listed house, historically the original stable block did not have a rear outlook onto the garden and as such there is no historic rear view to preserve. However, the design is proposed to be as discreet as possible.

The revised design of the outbuilding would be almost entirely concealed from view except for the slate tiled pitched roof. The outbuilding is set back at a significant distance to the very end of the garden and would be largely concealed from no.109 (grade II listed building) and from no.113 Frognaal, by mature landscaping.

The proposed outbuilding would continue to form part of the house's residential curtilage and its low height and scale would preserve the sense of openness across the garden. In short, the proposals would not cause harm to the setting of no. 111 Frognaal.

The building will not impact the listed house any more than the existing garden sheds and may be more discreet as it is situated behind the proposed hedge wall.

The backdrop setting to the site is not generous swathes of gardens found between back to back terraces typical of Camden. Nor is the setting open green space which is found on the

edge of the Heath. The backdrop includes views of No. 1 and 3 Oak Hill Way. The surrounding area which formed part of the grounds of Frognaal Grove are much more significantly developed as illustrated in Fig. 2.

In this regard, the outbuilding would not cause harm to the setting of nearby listed buildings.

Relevant policies seek to protect the setting of listed buildings where it contributes to their significance and special interest. In this case, harm is not caused by the proposal (See attached Heritage Impact Statement from The Heritage Practice attached to this application).

The garden at No. 111 contributes to the character and appearance of the Conservation Area through a sense of openness and its mature planting which adds to the verdant quality of the area which would be maintained by the proposal.

Impact on Neighbouring Amenity

The proposed building would have no impact on neighbouring amenity of neighbouring. The proposed studio is modest in scale and it would be screened from neighbouring properties by mature vegetation and is a significant distance from said adjoining houses.

Conclusion

To summarise, the proposal will provide an invaluable and accessible workspace for my client to safely work from home. The proposed outbuilding is modest in scale and subordinate to main dwelling house. It would not impact the setting of the Grade II* listed property or the setting of the Conservation Area or the amenities of neighbouring properties. The proposed outbuilding would only ever be used as ancillary to the main dwelling house. The proposal is a policy compliant scheme and it is respectfully requested that planning and listed building consent is granted.

I trust that you find the amended plans to be in order. Should you require clarification of any element of the proposal, do not hesitate to contact me.

Yours faithfully,

Zenab Haji-Ismail
Planning Consultant

Fig. 2: Outbuilding in the context of the surround buildings on Oak Hill Way

