

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Langdale Planning Limited
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23rd June 2021

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION
15 FITZROY ROAD, LONDON, NW1 8TU**

Planning Portal Reference. PP-09942996

On behalf of Mr and Mrs Waites, please find enclosed an application for the installation of a garden room within the rear garden of No.15 Fitzroy Road (the 'Site').

Accordingly, the following information accompanies this application:

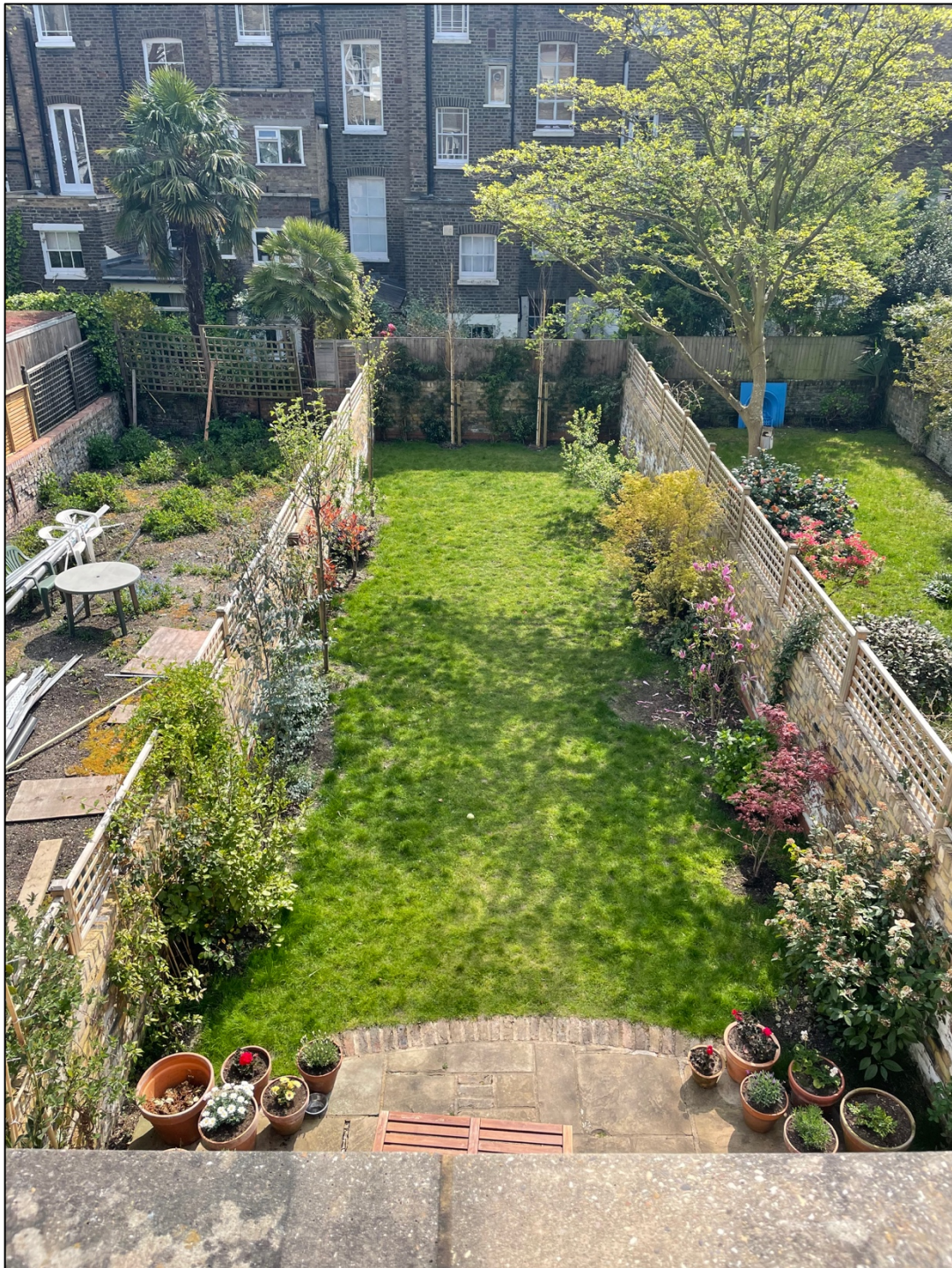
- Planning Application Form;
- CIL Form;
- Site Location Plan;
- Existing Garden Plan and Elevations. Ref - FR/BB/001;
- Proposed Garden Plan and Elevations. Ref – FR/BB/101;
- Proposed Foundation Plan. Ref - FR/BB/102; and
- Design and Access Statement.

The application fee of £206 has been paid electronically on submission of the application via the Planning Portal.

The Site

The Site is located on the east side of Fitzroy Road. The property is a single family house and comprises a three storey plus basement level brick, terraced property with a large rear garden extending to approximately 100 sqm and over 20 metres in length. The property is not listed but is located within the Primrose Hill Conservation Area.

The rear garden is currently laid to lawn as per the photograph below. The garden does not currently have any trees.



Photograph of rear garden at No.15 Fitzroy Road as existing

Proposals

The application seeks planning permission for the installation of a garden room within the rear garden of 15 Fitzroy Road. It is envisaged that the room will be used in connection with and as an extension to the living accommodation in the main house, primarily as a play room for the Applicant's children. It will also incorporate a small toilet/wet room.

The garden room will be 3.4 metres deep, 4 metres wide (15.3 sqm), and 2.6 metres high. It will have a flat roof which will incorporate a green sedum roof. Any rainwater from the roof will be collected in a water-butt and recycled within the garden. The garden room will be finished with pre-weathered timber cladding. On the elevation facing the main house, it will incorporate a glazed door and windows comprising dark grey powder coated aluminium.

The garden room is pre-fabricated off-site. It does not require conventional foundations or base. It is proposed to be supported on galvanised ground screws which are screwed into the ground to a minimum depth of 1,250mm. This allows plenty of growing space for any surrounding trees or planting and results in minimal impact to the topsoil and any roots.

A gap of 1 metre will be retained between the rear of the garden room and the rear garden wall and fence. On each side of the garden room, there will be a gap of 0.5 metres between the garden room and the boundaries with the neighbouring properties on each side.

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. Any future planning will be assessed against the Council's adopted Development Plan which comprises the Camden Local Plan 2017. The relevant national planning policy context is provided by the NPPF and NPPG. The Council's Home Improvements Planning Guidance (January 2021) is also of relevance and is a material consideration.

The Council's Home Improvements Planning Guidance (January 2021) acknowledges that outbuildings within gardens can provide additional usable space for homeowners. The guidance notes that the size and design of outbuilding should take into account the impact on the amenity of neighbouring occupiers, biodiversity and the character of the surrounding area. The guidance states that to result in an acceptable scheme, development in rear gardens 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, 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;
- Retain space around the building for suitable soft landscaping;
- Ensure the height will retain visibility over garden walls and fences;
- Ensure the size will maximise retention of garden and amenity space;
- Ensure the position will not harm existing trees and their roots;
- The construction method should minimise any impact on trees and mature vegetation or surrounding structures;
- Use materials which complement the host property and the overall character of the surrounding area.
- Consider installation of green roof and/or solar panels;
- Address any impacts upon run-off and groundwater flows; and
- Demonstrate that the impact of the new development will be negated by the measures proposed.
- Consider the installation of water butts;
- Consider the installation of bird and bat boxes on the on the structure or in the vicinity.

The garden room will be sited at the rear of the garden, which extends over 20 metres in length. A significant proportion of useable area of garden will be retained and it is considered that the size and scale of the garden room is appropriate for the plot and location and it will be visually subordinate within the overall plot. It is noted that several of the neighbouring properties along this side of Fitzroy Road have similar structures, which are larger and taller within their rear gardens

including No. 9, No. 11 and No. 47A for which planning permission has previously been granted as shown in the photographs below.



Photographs of similar garden room within the rear gardens of neighbouring properties along Fitzroy Road

Given its location at the far end of the garden, the proposal is not considered to result in any harm to the character and appearance of the host property or the Primrose Hill Conservation Area in which it is located.

It is not considered that the proposal will have any impact on the amenity of neighbouring occupiers in accordance with Local Plan Policy A1 (Managing the impact of development). The existing enclosures around the perimeter of the garden will be retained and there will be no loss of light or an increased sense of enclosure for the neighbouring properties. The maximum height of the garden room will be 2.6 metres. Whilst the garden room will be slightly higher than the existing perimeter fences with No's 13 and 17, it is noted that other outbuildings approved by the Council in neighbouring properties are higher and it is considered that sufficient visibility is retained.

A gap of 1 metre will be retained between the rear of the garden room and the rear garden wall and fence. On each side of the garden room, there will be a gap of 0.5 metres, which is more than adequate for soft landscaping.

The proposed garden room is designed by Bert's Box, who are committed to making unique living spaces with naturally beautiful materials and fine craftsmanship. The garden room will be of a high quality design with a sustainable and durable construction in line with the requirements of Local Plan Policy D1 (Design). It will be pre-fabricated off-site ensuring that it can be installed in the garden with minimal disturbance to neighbouring residents, as well as existing trees and vegetation. It will be secured to the ground with screws and will not cause any damage to nearby existing trees and vegetation. It will be finished with pre-weathered timber cladding, which will help to integrate the structure in the garden and will minimise its visual impact.

On the elevation facing the main house, it will incorporate a high performance double glazed door and windows formed of dark grey powder coated aluminium. The garden room will have a green (sedum) roof. The Applicant is committed to creating an ecologically friendly garden and will install a water butt to recycle any rainwater as well as a bird box.

There are currently no trees with the Site. The foundations of the garden room will comprise ground screws which will not hinder any future trees planted within the garden. There will also be no impact on the roots of the existing tree within the neighbouring garden at No.17 Fitzroy Road.

Overall, it is considered that the proposed garden room is in accordance with the Council's Local Plan and the Council's Home Improvements Supplementary Planning Guidance. The garden room

is of a high quality design and will integrate well with the surrounding area. It is considered to be of an appropriate size and scale for the plot and a large area of useable garden space will be retained. The garden room will only be mainly used as a play room and will remain incidental to the enjoyment of the main dwelling house at all times.

I trust that the enclosed information is in order and I look forward to receiving confirmation that the application has been validated. Should you require any further information or wish to discuss the proposals then please contact Catherine Stephens on 07779 003614.

Yours Sincerely,

Catherine Stephens MRTPI
Director, Langdale Planning Limited
Enc.