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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SITE AT
13A CROSSFIELD ROAD
BELSIZE PARK
LONDON NW3 4NS

PLANNING APPLICATION
BY
JENNIFER AND WALTER LADWIG

PLANNING, DESIGN & ACCESS STATEMENT

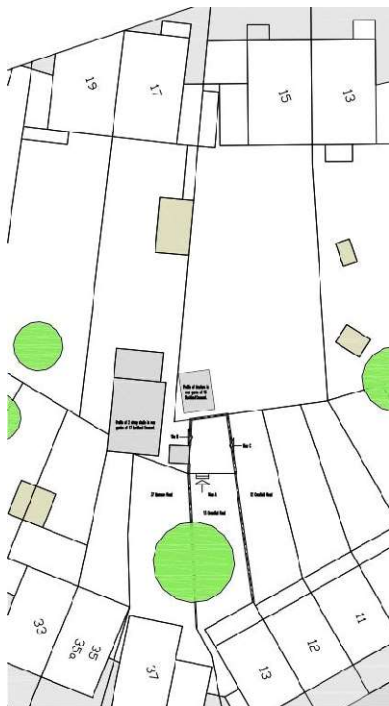
June 2021

1. INTRODUCTION

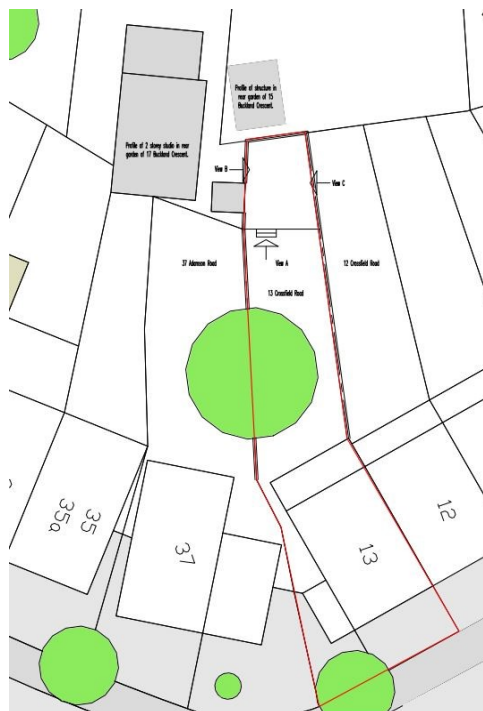
- 1.1 This Planning, Design and Access Statement accompanies the planning application by Jennifer and Walter Ladwig for the cladding and adaptation of the temporary builders site office and canteen.
- 1.2 The application site has recently had permission granted for a basement, with the works now implemented on site.
- 1.3 The rear garden boundary is shared with 17 and 15 Buckland Crescent with mature trees and shrubs in the adjoining gardens.
- 1.4 17 Buckland Crescent has a substantial 2 storey structure along with a smaller single storey structure built close to the boundary. There is also an existing structure in the rear garden of 15 Buckland Crescent.
- 1.5 This statement, which should be read in conjunction with the application drawings 10591/TP 301, assesses the planning and design merits of the proposal having regard to relevant planning policies and all other material planning considerations, and is submitted to assist Camden Council's ("the LPA") evaluation of the application.

2. THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 The property lies within the Belsize Conservation Area.



Existing OS extract indicating existing outbuildings in rear gardens of 17 and 15 Buckland Crescent.



Existing OS extract site boundary indicated in red

**AERIAL PHOTO INDICATING REAR GARDEN BOUNDARY AND
PROXIMITY OF EXISTING STRUCTURES AT REAR BOUNDARY**



REAR AERIAL VIEW

3. RELEVANT PLANNING HISTORY

- 3.1 A planning application ref: 2016/6426/P was approved 20th July 2020 for " Excavation of basement with rear light well, erection of single storey rear conservatory, installation of new side window and replacement of side windows to lower ground floor flat."
- 3.2 Other similar approved garden office applications in Crossfield Road

15a Crossfield Road	2015/2128/P	Granted	18.9 Sq.m
17 Crossfield Road	2012/2767/P	Granted	20.64 Sq.m

4. THE APPLICATION PROPOSAL

- 4.1 This application seeks to provide a garden office with an area of 17.5 Sq.m.
- 4.2 There are currently building works being carried out for the excavation of a basement in accordance the planning approval.
- 4.3 Due to site limitations and constraints, the contractor has erected a timber site office / canteen for the duration of the works at the rear of the site.
- 4.4 The site office has been erected on top of an existing raised deck that historically had 2 timber sheds and timber decking set on a raised concrete slab.
- 4.5 The applicant seeks to recycle the structure into a home garden office in view of changing working practices.
- 4.6 The proposed finishes are:
- Sustainable timber cladding
 - New powder coated doors
 - Sunpipe roof light
 - Sedum roof
- The structure will also be fully insulated.
- 4.7 There is a 600 mm service strip all round the sides and rear of the structure.
- 4.8 There are no existing trees or shrubs affected by the proposals

5. PHOTOGRAPHS

5.1 Existing raised deck area



Historic 2017 photo indicating raised deck area



Historic 2017 photo indicating raised deck area and existing wall with timber trellis



Historic 2017 photo indicating raised deck area

5.2 Builders site office and canteen



March 2021 builders office / canteen



June 2021 builders office / canteen

The proposed garden office will take up less than 25% of the existing rear garden and provide a garden office with a finished GIA of 15.5 Sq. m.

6. PLANNING & DESIGN ASSESSMENT

Amount and principle of development

- 6.1 The proposal is for recycling of the existing contractors site office / canteen.
The gross external area of the proposed garden office would be 17.5 Sq. m
The proposed garden office would take up less than 25% of the existing rear garden
- 6.2 Planning has been approved at 15a Crossfield Road for a similar application for 18.9 Sq. m and at 17 Crossfield Road for 20.64 Sq.m.
- 6.3 The photos indicate the secluded tree lined nature of this part of the garden along with the enclosure of the existing structures to 15 & 17 Buckland Crescent.
- 6.6 For the above reasons, it is considered that the proposed garden office would not cause harm to satisfactory levels of light, outlook, amenity and privacy.

Scale, character and appearance

- 6.7 The proposed garden office will nestle into the rear of the garden with mature trees and shrubs along with large outbuildings in the adjacent gardens beyond.
- 6.8 The proposals will not be visible from the street.
- 6.9 The eaves will be less than 2.5m
- 6.9 The existing boundary wall and trellis to 37A Adamson Road is approx 2M
- 6.10 The scale and bulk of the proposed garden office can be favourably contrasted with the high brick walls boundary walls, trellis and trees beyond.
- 6.11 For all the above reasons, the proposed garden office would represent a satisfactory addition which would respect the character and appearance of the immediate gardens.

7. CONCLUSIONS

- 7.1 The application proposal would provide valuable office space and recycle 100% of the materials used for the existing builders site office / canteen.
- 7.2 The proposal has been designed to protect the living conditions of adjacent occupiers. There would be no loss of daylight, sunlight, outlook or privacy for neighbouring occupiers, and the scheme would not intensify use of the site to the extent that there would be a materially harmful increase in noise or disturbance for neighbours.
- 7.3 The proposed scheme would be a well-designed and appropriately scaled addition to the rear garden. The building would be well-detailed, with sustainable timber cladding, rain water butts and sedum roof which would be incorporated to enhance the existing garden features. No loss of habitats would arise.
- 8.6 This practice looks forward to early discussions with the case officer on the merits of the proposal, and to the application being brought forward for approval in due course.

Robert Savage Associates
June 2021