

T: 0207 692 0643  
M: 07900 413080

E: [info@smplanning.com](mailto:info@smplanning.com)  
W: [www.smplanning.com](http://www.smplanning.com)

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80-83 Long Lane,  
London,  
EC1A 9ET

3<sup>rd</sup> May 2022

**Via Planning Portal only**

Dear Sir/madam

**PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990**

**RETROSPECTIVE APPLICATION FOR THE DEMOLITION OF PART OF THE FRONT BOUNDARY WALL AND CREATION OF HARDSTANDING, BIN ENCLOSURES AND ASSOCIATED LANDSCAPING WITHIN FRONT GARDEN.**

**29 MARESFIELD GARDENS, LONDON, NW3 5SD**

Please accept this covering letter as an accompaniment to this full planning application for the retrospective works at 29 Maresfield Gardens. This letter provides a summary of the site and the proposed development.

Please also find enclosed a completed application form, CIL form and a full set of existing and proposed plans including site location plan.

**The site**

The site comprises a four-storey semi-detached Victorian property located on the west side of Maresfield Gardens currently used as 4 residential flats. The property, along with neighbouring development, comprises an elevated ground floor set approximately 2 metres above the street level set behind an enclosed front garden. A lower ground floor is situated approximately 1 metre below the street level. A substantial private garden is located to the rear of the property.

The site is located within the Fitzjohns / Netherall Conservation Area. The building is not statutorily or locally listed, however it is identified in the Fitzjohns / Netherall Conservation Area Statement (2001) as a building which makes a positive contribution to the character and appearance of the Conservation Area.

Surrounding development is characterised by street frontage residential development comprising red brick properties of a similar size and scale comprising a mix of single residential homes and converted flats.

**The proposal**

This application seeks full retrospective planning permission for proposed alterations to the front garden of the existing property. The development can be described as:

*'Retrospective application for the demolition of part of the front boundary wall and creation of hardstanding to front garden, bin enclosures and associated landscaping within front garden.'*

To clarify, the works including the removal of part of the front boundary wall and new hard surfacing is not to facilitate the front garden as a parking area. It should also be acknowledged that the front of the site does not comprise a crossover to facilitate the use of the front garden for parking.

For full details of the proposed development please refer to the supporting plans and elevations.

## **Planning Assessment**

### **Design and heritage impact**

Policy D1 of the Camden Local Plan (CLP) requires development to be of the highest architectural and urban design quality, and have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area.

CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

Maresfield Gardens is characterised by street frontage residential development with small front gardens set behind low boundary walls. However, a specific character of the street is the prevalent gaps and breakages to these front garden walls to either facilitate open front gardens and/or to enable vehicle access and parking.

The removal of part of the existing front boundary wall is in keeping with the several examples of gaps to the front boundary walls and is very much in keeping with the character and appearance of the area. Specifically, it can be seen below in figures 1-5 that No.27, No.19, No.17, No.15 and No.39 Maresfield Gardens all have openings to the front boundary (refer to images below) which create a strong precedent to the works carried out at 29 Maresfield Gardens. The proposal also looks to mitigate any loss of the front boundary wall by reinstating and improving the condition of the existing wall, enhancing its heritage value to both the host property and conservation area.



Figure 1 - No.27 Maresfield Gardens



Figure 2 - No.19 Maresfield Gardens



Google

Figure 3 - No.17 Maresfield Gardens



Figure 4 - No.15 Maresfield Gardens



*Figure 5 - No.39 Maresfield Gardens*

The development incorporates landscaping within the front garden of the property to replace previous landscaping. The landscaping will visually improve the setting of the host building as well as the wider street scene and conservation area whilst it encourages biodiversity to the site. Please refer to the design and access statement for further detail in regard to the landscaping and planting.

The proposed bin stores by virtue of their size and location will be acceptable within a residential setting. The bin stores and materials used will be a vast improvement in terms of visual impact than freestanding wheelie bins and overall are considered an enhancement to the character and appearance of the conservation area.

The existing site was previously finished with concrete slabs and these have been replaced with a lighter, higher quality stone slab and resin finish. The proposed development makes a visual improvement to the host property and wider conservation area by removing the existing concrete. Furthermore, the resin used is of a permeable material and therefore has added benefits with regard to the sustainable drainage of the site. Please refer to the design and access statement for further detail.

For the reasons outlined above, the works will have an acceptable impact on the character and appearance of the property and the Conservation Area.

### Summary

As demonstrated within this letter and supporting documents, the works are considered to have an acceptable impact on the character and appearance of the property and Conservation area. The development is therefore in accordance with the aforementioned Development Plan policies and it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions please do not hesitate to contact me.

Yours faithfully

**Stuart Minty**  
**Director**  
**SM Planning**