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3rd May 2022

Via Planning Portal only

Dear Sir/madam

PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990

RETROSPECTIVE APPLICATION FOR THE ERECTION OF A SINGLE STOREY OUTBUILDING IN THE REAR GARDEN.

29 MARESFIELD GARDENS, LONDON, NW3 5SD

Please accept this covering letter as an accompaniment to this full planning application for the retrospective works of a rear garden outbuilding 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 an outbuilding to the rear garden of the existing property. The development can be described as:

‘Retrospective application for the erection of a single storey outbuilding in the rear garden of 29 Maresfield Gardens.’

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.

By virtue of its single storey height, the outbuilding is considered domestic in appearance and is of an appropriate size and scale in this garden setting. The outbuilding will appear subservient to the existing property and has a minimal visual effect on the surrounding area. The proposed outbuilding has also been purposefully sited to one side of the garden to appear less dominant within the rear garden.

The design of the outbuilding and the use of high-quality materials through the use of timber cladding, rather than brickwork, will give the building a softened and natural appearance which will harmonise within the landscaped rear garden setting. The proposal includes a green roof which is recommended within the Home Improvements CPG and will further incorporate the outbuilding in its surroundings as well as adding biodiversity benefits.

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

Amenity impact

CLP Policy A1 seeks to protect the amenity of Camden’s residents by ensuring the impact of development is fully considered including privacy. 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.

By virtue of its single storey height and location to the rear of the garden and having regard to the intervening boundary treatments and landscaping to neighbouring properties and gardens, the proposed outbuilding will not have an adverse impact on neighbours by reason of outlook, daylight/sunlight or privacy.

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, and neighbouring amenity. 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