

**PLANNING STATEMENT:**  
Householder Planning Application

**Re:** Proposed new garden studio and greenhouse to the rear of the garden of an end-of terrace victorian property.

**Prepared for:** Sam and Nicky Kay

**Site Address:** 15 Dartmouth Park Ave, London, NW5 1JL

**Date:** May 2022

## Planning Statement

### Application Details

Applicant: Sam and Nicky Kay

Agent: William Tozer Associates Ltd.

Local Planning Authority: London Borough of Camden

Conservation Area: Dartmouth Park Conservation Area

Project: Proposed new pavilion to the rear of the garden of an end-of terrace victorian property.

Site Address: 15 Dartmouth Park Ave, London, NW5 1JL

### 1.0 Preface:

This document sets out the proposed works to an outbuilding in the rear of the garden of an end of terrace house, dating from the Victorian period. It should be noted that the property is not statutorily listed but is within the Dartmouth Park Conservation Area.

### 2.0 Neighbouring Area:

The satellite image (Fig.01) marks no.15 Dartmouth Park Ave in relation to its immediate context and neighbouring properties.



*Fig.01 (left) showing a satellite view of street. The application site (15 Dartmouth Park Ave) is shown in context of neighbouring properties.*

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*Fig.02 (left) showing neighbouring boundaries and mature vegetation to rear of garden.*

*Fig. 03 (right) showing existing timber garden structure to the rear of the garden at no. 15 Dartmouth Park Avenue.*



*Fig. 04 above showing additional context of the rear gardens of 9, 11, 13 and 15 Dartmouth Park Avenue, with numerous garden structures visible.*

### 3.0 Design, Scale, Character and Appearance

The proposed outbuilding will provide a small living area, of c.16 sqm, with an attached green house and external storage facilities. The outbuilding will replace a large existing outbuilding – greenhouse and storage shed – that is falling in to disrepair. The new outbuilding will be discretely located at the rear of the existing garden, a significant distance from the main house. The mature vegetation will act as a screen to the boundaries, meaning the impact on the neighbouring properties will be minimal. The outbuilding is to replace an existing timber structure (Fig. 03) and will slightly angle away from the main house so as to increase the privacy and minimise views of the outbuilding from the host and surrounding properties. The outbuilding, which has a flat roof, will be 2500 mm to the parapet.

The proposed construction of light-weight timber frame walls and roof on a shallow concrete raft foundation will ensure that the surrounding mature vegetation is not disturbed by the proposed works. All works will be carried out in accordance with British Standard (BS5837:2012) "Trees in Relation to Construction". The rear garden is c.168.7 sqm, and the proposed garden development including the external storage and green house is only c.21.1 sqm, so retaining a very generous amount of garden space for the occupants of the main property. This means plentiful green space to support biodiversity. The function of the new structure partly as a greenhouse will further help improve the biodiversity of the garden. The structure's function will be ancillary to the main house. It is to be used for storage as well as providing some additional living and play space for the owners' growing family, separate to the house.

Measures taken support the council's approach in Policy DM01 to minimise impact on the local environment and the scheme ensures the amenity of the neighbouring properties is not impacted. The development allows generous daylight, sunlight and privacy for the adjoining neighbour. There is no additional harm to the character and appearance of the existing building, the street scene and the wider locality. No harm is caused to the living condition of the neighbouring residents and the proposals represent a high-quality design. The design draws upon previous works that William Tozer Associates have completed to this type of building and urban environment and upon a considered assessment of the existing building and streetscape.

### 4.0 Materials

The proposed outbuilding uses timber cladding as the main exterior material, referencing its immediate context and the typical materials frown on domestic garden structures. This will ensure the design displays a sensitivity to the character of the host property through its use of material. Polycarbonate will be used to clad the attached green house structure while also being integrated into the main pavilion to allow light through into the space; The high-quality polycarbonate will provide appropriate insulation and heat retention for growing plants, and allow light through the structure to minimise overshadowing of surrounding vegetation.

### 5.0 Access

The proposed works will not alter the existing use of the property, affect pedestrian access or reduce disabled access. Existing transport links remain unchanged.

## 6.0 Sustainability

In line with planning policies adopted by Camden Borough council, the construction of the project will be carefully considered so that the proposals are mindful of the environment. New walls will be insulated, and all new glazing will be double-glazed and thermally broken. Additionally, energy efficient materials and construction will be employed to improve the green credentials of the historic property.

## 6.0 Adherence to Policy Documents

Full consideration has been given to the relevant policies and as such the proposals are in accordance with the National Planning Policy Framework; Residential Design Guidance (SPD) 2013, Sustainable Design and Construction (SPD) 2013, Mansfield Conservation Area Appraisal and Management Strategy (CPG) 1 Design, (CS14) London Borough of Camden Local Development Framework Core Strategy (DP24), (DP25) London Borough of Camden Local Development Framework Development Policies. The guidance for these policies support alterations to properties but require that such alterations respect the existing character and appearance of the building. The amenities, appeal and character of the residential area are not impacted by the development. The proposals adhere to the broad requirement of many of these policies to introduce a piece of high-quality architecture, with good levels of light, privacy, coherency, and positive visual impact. Adequate access amenity is retained to the residents as well as the neighbouring properties. The materials proposed are of high quality and will respectfully complement the existing building fabric. As such the proposal contributes positively to the local area.

The NPPF requires a positive and proactive approach to development proposals focusing on solutions, and it is hoped that the council engages with the applicant / agent negotiating with the applicant / agent where necessary, during the application process.

## 7.0 Conclusion

The proposal for 15 Dartmouth Park Ave, London, NW5 1JL has been carefully considered to create a design that is of high quality. The bulk, position and scale of the garden pavilion have been designed to minimise the visual impact of the proposals and the massing is sympathetic and proportional to the surrounding context. The scheme described above and in the accompanying drawings is of high quality, both in terms of design and materials, and proposes a sympathetic addition to the host property that will add to the appearance and character of the surrounding area, without detriment to the neighbouring properties. For these reasons we strongly feel the proposals should be granted consent.