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Planning
London Borough of Camden
2nd Floor, 5 Pancras Square
Town Hall, Judd Street
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WC1H 9JE

20th July 2022

Ref: PP-11422597

Dear Sir/Madam,

Householder Application for Planning Permission for erection of a pergola in the rear garden of 5 Wadham Gardens, London, NW3 3DN

On behalf of our client, Michael Keats, we are seeking planning permission to erect a pergola in the rear of the property at 5 Wadham Gardens.

This application is accompanied by the following information:

1. Completed application form and ownership certificate;
2. Location Plan
3. Proposed Ground Floor Plan (AR-03.1 rev.01)
4. Proposed Rear Elevation (AR-03.2 rev01)
5. Proposed Side Elevation (AR-03.3 rev.00)

The Site

The site is a rectangular plot with an irregular front boundary equating to circa 0.086ha and is located on the northern side of Wadham Gardens in the London Borough of Camden ("LB Camden"). The plot is occupied by a two-storey detached dwellinghouse with a rear garden accessible via a path featuring an external gated entrance on the eastern boundary of the site.

The LB Camden Planning Policies Map 2021 indicates that the application site is located within the Elsworthy Conservation Area but is not subject to any other planning designations. There are no listed buildings or heritage assets in the area immediately surrounding the application site.

Proposed Development

The proposed development comprises the erection of a timber pergola in the rear garden to cover an existing patio area close to the rear elevation of the existing property. The proposed pergola is 2.7m in height and therefore marginally exceeds the height parameter for Permitted Development.

The proposed structure will be fixed to the ground and comprise eight narrow posts supporting a slatted frame. It will be constructed from dark stained timber and will be similar in appearance to the existing pergola situated at the rear of the garden, close to the site boundary shared with 47 King Henry's Road. The pergola will be sited to align with existing doors on the rear elevation of the dwellinghouse, and 1.73 metres away from the close boarded 2m high fence on the boundary with the neighbouring flats at 7 Wadham Gardens. It will appear visually light in weight, and of rustic character.

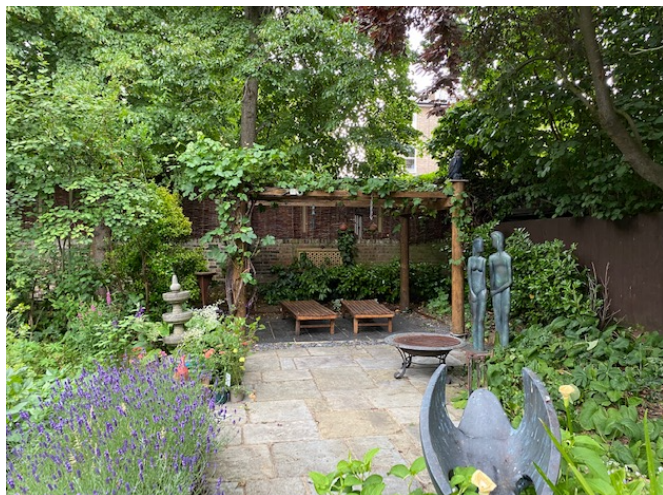


Figure 1: Existing pergola at the rear of the garden

Figure 2: Boundary shared with 7 Wadham Gardens

The pergola will not be visible at all from the public highway, or from neighbouring gardens, and will be barely visible from the neighbouring houses to either side. It will thus have no effect on residential amenities, or on the character and appearance of the Elsworth Conservation Area.

The proposed development therefore accords with Camden Local Plan Policy D1 which requires development proposals to feature a high quality of design, and Policy D2 which seeks to preserve the value of heritage assets including conservation areas.

Summary

This application submission demonstrates that the proposed development constitutes a subordinate addition to the existing property that accords with the existing character of the property and would have no adverse impact on neighbouring properties or the wider area.

I trust the enclosed information is sufficient in order for you to validate the application and I shall contact you shortly to confirm. If you have any queries in the meantime, please do not hesitate to contact me.

Yours faithfully

Connor Fitzgerald