

Planning Statement

Project
Basement Flat
47 Hillfield Road,
London
NW6 1QD

Prepared by:
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Description:
Application for the proposed erection of a single-storey garden outbuilding

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1.0 Introduction

Background

1.1 This statement provides background information supporting the full planning application on behalf of Mr Mark Buckley, for a proposed rear garden outbuilding.

1.2 This statement will present the site in the context of Camden's Planning policy. Through the reference of planning precedents in the locality, the proposal can be assessed in the context of these precedents and thus determine the appropriateness of the development. Through analysing the application site within its current setting this document aims to justify the addition of an outbuilding for purposes incidental to the enjoyment of the dwelling.



Fig 1: Existing site location plan where the red outline denotes the application site

2.0 The Site Context

2.1 This application relates to the garden of the basement flat at 47 Hillfield Road. 47 Hillfield Road is a three storey late Victorian terraced house with a converted loft. The building is divided into three dwellings. The basement flat comprises the basement and ground floor and all of the rear garden. Flat 1 and Flat 2 occupy the upper floors. The front of the property is red brick with white painted render to window surrounds.

2.2 The site is approximately 13 minutes' walk to West Hampstead Thameslink and 14 mins walk to West Hampstead and Kilburn underground station, due to the sites connectivity to central London (Zone 1) it is located within PTAL 3. No parking will be affected in this proposal.

2.3 The property is not located on any designated land, however it is close to an area of Natural Features or Landscape as denoted in fig 2. It should be noted that there is a parcel of land between to applicant garden and the area of natural features. This may or may not form part of the rear of garden of no. 2 Agamemnon Street

2.4 The garden room is to be located at the rear of the rear garden. Currently there are paved steps from the lawn that leads to a raised patio which has low amenity value given age and degradation. The proposed cladding and decking will be a dark-coloured home grow charred larch, selected to blend in with trees and established plants.

2.4 The property is not locally or nationally Listed. The site is within an area of low risk hydrological constraint for surface water, as Hillfield Road suffered flood events in 1975 and 2002.

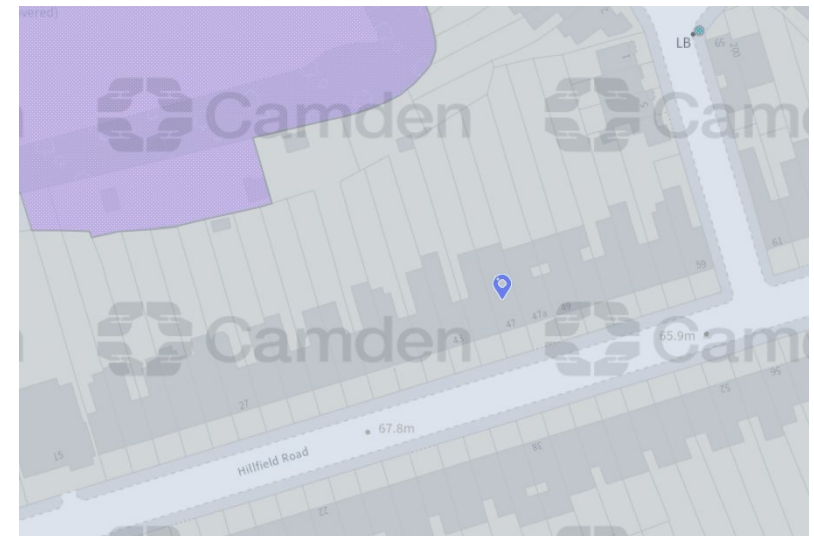


Fig 2: Camden designated areas map the site denoted in blue drop pin.

*Image taken from Camden interactive maps

3.0 Planning History

3.1 Majority of planning applications in the area relate to single storey rear extensions and basement/flat conversions. However, there are precedents of outbuildings in the area in close proximity to the nature ground which have attained planning permission.

Other examples of relevant proposals in the neighbourhood include:

Address	Case Number	Description	Decision	Decision date
43 Hillfield Road	2020/4109/P	Erection of an outbuilding with timber decking in the rear garden.	Granted	2 nd March 2021
Flat A 58 Gondar Gardens	2019/5220/P	Erection of single-storey garden outbuilding	Granted	10 th January 2020
Flat 1, 1 Fordwych Road	2017/2051/P	Erection of a single storey outbuilding in rear garden for use ancillary to ground floor flat	Granted	17 th August 2017

3.2 The proposed outbuildings were designed with a consideration of impact on the same natural area where the roof heights proposed less than 2700mm to reduce any visual impact.

3.3 Other garden rooms have been erected in nearby gardens recently Under Permitted Development, e.g. 51 Hillfield Road, which have an eaves height of 2500 and is clad in the same charred larch as proposed in this application.

4.0 Design

External

4.1 This application proposes a rear garden timber-framed outbuilding with a green roof and clad in dark-coloured charred home-grown larch timber. The modular extensive sedum roof will enhance biodiversity in addition to sequestering carbon and providing additional insulation to the roof. There is no loss of green space or existing wildlife habitat as the garden room replaces existing stone paving.

4.2 The outbuilding is clad in timber to blend in with the existing fence, trees and shrubs. The proposed building is set back from the boundary lines, the front elevation is mostly screened by trees and foliage in the front garden.

4.3 The proposed height of outbuilding is 2.5m, which is less than recently approved application 2020/4109/P (2.6m) height. This is designed to reduce visual impact of nearby neighbours. Due to the length of the garden and intended use of the garden building, overlooking is not considered to be a material consideration.

4.4 The existing garden area is 168.13m² with the outbuilding in place the proposed garden area retained is 153.31m² which is still a substantial size amenity space. Overall, there is a 9% reduction.

4.5 The garden room proposed will be constructed using with high quality materials and design. Therefore, the proposed additions are considered to be a positive contribution to the surrounding immediate area and an improvement on the existing paved area



Fig 3: Proposed outbuilding in 3D views

Internal

4.6 The outbuilding will provide further recreational and lounge space incidental to the existing dwelling.

4.7 The existing fence on the side boundaries are maintained to prevent any potential overlooking issues.

4.8 The existing patio will be removed to make way for the new outbuilding with new decking added at the same or lower level than the existing patio.

Trees

4.9 There is one mature, self-seeded tree close to the boundary with 45 Hillside Avenue that will be retained and protected during the works, refer to tree protection plan submitted as part of this application

4.10 The site is not designated land and there is no tree protection order in place

4.11 The lightweight timber-framed building is supported on 100mm diameter hand-driven screw piles. This means tree roots will be avoided and the building will be suspended above ground so will not compact the soil



5.0 Development Policy Considerations

5.1 National Planning Policy Framework

The NPPF provides the foundations of the planning system at a national level and provides a base for which planners, planning systems and LPA's should work from in regards to informing their decisions as well as forming policy and plans. The NPPF states that the planning system should play a central role in developing a more sustainable society and this forms in three approaches to this role:

- *An economic role*
- *A social role*
- *An environmental role*

When an application is regarded as positively contributing towards the three threads of sustainable development in the context of the NPPF's definition of "sustainable," development, then local authorities must take the position of presuming that an application must be given permission. This presumption in favour of sustainable development is, therefore, the core, fundamental base where all local planning authorities must work from.

If a proposal cannot meet the requirements of all three approaches of sustainable development, then the planning balance must be actioned whereby material considerations are weighed against each other using the foundation guidelines of the NPPF, the supplementary guidance of the National Planning Policy Guidance and then the lens of local planning policies which provide a greater, more spatially appropriate framework for which the authority can use.

Local Plans must be drawn up in compliance with the National Planning Policy Framework to ensure harmony across the system and all spatial levels to ensure delivery of appropriate and sustainable development that is weighed against the positives and negatives that development may bring about.

Whilst the NPPF places particular attention and detail in regards to the overarching theme of sustainable development, it also provides greater detail for the parts and strands which make up sustainable development and how this should play out "on the ground."

7. Requiring good design

This section of the Framework attributes significant weight towards the design of the built environment as part of sustainable development. This is due to the importance a design can have on the overall built form of an area and therefore inform on its overall potential to sustain the other core strands of sustainable development and is reflected in the introductory section of the Framework, where under part 17 it states:

"[LPAs should]...always seek to secure high-quality design and a good standard amenity for all existing and future occupants of land and buildings."



5.2 Local Plan 2017

The table below lists the Design requirements from 7.1 of the local plan on the left with commentary on how the proposed development meets the requirements given on the right

Requirements as listed in the local plan 2017	How the requirements are met
a. respects local context and character;	The outbuilding is subordinate to the main property and smaller than other garden rooms in adjacent gardens
b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;	The outbuilding is not visible from the street and has no impact on the character of the dwelling
c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;	The design uses FSC approved timber and home-grown larch with low embedded carbon compared with North American imported cladding. There is no concrete used in the foundation and the roof has an Extensive Sedum covering which sequesters carbon
d. is of sustainable and durable construction and adaptable to different activities and land uses;	The outbuilding facilitates working-from-home which we save carbon emissions from commuting. It may be repurposed as a gym which brings health benefits
e. comprises details and materials that are of high quality and complement the local character;	The design reference for the garden room is an existing garden room installed at now 51
f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;	Not applicable as the outbuilding is at the rear of a private garden
g. is inclusive and accessible for all;	The design meets the accessibility needs of the occupants
h. promotes health;	Improves the outside amenity at the property and increases the utility of the garden to the occupants
i. is secure and designed to minimise crime and antisocial behaviour;	Doors and windows are PAS24
j. responds to natural features and preserves gardens and other open space;	Replaces as concrete patio with free-draining ground below. Existing tree is protected during the works
k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,	Not applicable

l. incorporates outdoor amenity space;	Decking will replace the concrete patio to provide outside amenity
m. preserves strategic and local views;	The design does not adversely impact neighbouring views
n. for housing, provides a high standard of accommodation; and	Not applicable
o. carefully integrates building services equipment.	The design includes a data cable for internet access and energy saving lighting

5.3 Fortune Green & West Hampstead Neighbourhood Plan 2015

Policy 2 of the neighbourhood plan (see adjacent) relates to design and character. The items below relate to the items adjacent and outline how the proposed development meets the policy:

- I. Not applicable – garden room not part of the street-scene
- II. The outbuilding is subordinate and remote from the main dwelling
- III. Not applicable
- IV. The outbuilding is subordinate to the main dwelling
- V. Materials and colour palate of the proposed development will reduce the visual impact of the outbuilding and are consistent with neighbouring outbuildings
- VI. Building height is only 2.5m
- VII. Not applicable
- VIII. Not applicable
- IX. The outbuilding does not impact local views, being just taller than the height of the existing rear boundary fence
- X. Not Applicable

04 POLICIES

Contents ●●

A. HOUSING, DESIGN & CHARACTER DESIGN

POLICY 2: Design & Character

All development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead.

This shall be achieved by:

- i. Development which positively interfaces with the street and streetscape in which it is located.
- ii. Development which maintains the positive contributions to character of existing buildings and structures.
- iii. Development which is human in scale, in order to maintain and create a positive relationship between buildings and street level activity.
- iv. Development which has regard to the form, function, structure and heritage of its context - including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces.
- v. A presumption in favour of a colour palate which reflects, or is in harmony with, the materials of its context.
- vi. New buildings and extensions that respect and are sensitive to the height of existing buildings in their vicinity and setting. Tall buildings in the Growth Area will need to have regard to their impact on the setting of the two immediately adjacent conservation areas, in order to avoid any negative impact on them.
- vii. Extensions - and infill development - being in character and proportion with its context and setting, including the relationship to any adjoining properties.
- viii. The provision of associated high quality public realm.
- ix. Having regard to the impact on local views across the Area and the streetscapes within the Area (as identified in A11 and Map 2).
- x. Development which aims to fulfil the criteria set out in Building for Life 12 (as detailed in A18).

6.0 Conclusion

6.1 This statement demonstrates that the proposed outbuilding at 47 Hillfield Road is meets Planning Policies, particularly D1 of the local Plan 2017 and The Neighbourhood Plan Policy by as set out above. The design is based on recent garden room precedents in the local area.

6.2 The proposed outbuilding would be subordinate to the host building and not seem visually dominant or intrusive.

6.3 The outbuilding will be designed with zero impact on the nearby trees and actually improve rainwater drainage by removing an existing concrete patio and replacing with decking.

6.4 The proposed outbuilding would remain subordinate to the host building with a modern aesthetic which improves the existing outlook towards the garden.

6.5 As part of any application, the proposal will be accompanied by a suite of documents to include full architectural drawings, layouts, site location plans and elevation visuals. Adjacent is a photo of the garden room at no.51 Hillfield Road and this will serve as a design reference on which the proposed outbuilding will based.

