

---

# PLANNING & HERITAGE STATEMENT

---

## REAR OUTBUILDING FLAT 2, 4 SHERRIFF ROAD, CAMDEN NW6 2AP

### THE SITE AND ITS SURROUNDINGS

- No. 4 is a two-storey detached residential building, with accommodation in its roof, on the south side of Sherriff Road
- It was extended and converted into five flats in the 1980s
- There have been a range of rear additions over the last twenty years
- Flat 2 is on the ground floor and benefits from a long private rear garden measuring over 17m in depth
- It is enclosed by a wall and variety of fencing, with adjacent mature vegetation adding to the visual screening
- There is an existing shed at the far end of the garden



- The local Conservation Area's boundary is to the East, beyond the neighbouring plot of Saint James House
- The Church of St James, on the end of the road, is Grade II Listed

## THE PROPOSAL

- A modern, timber-clad outbuilding is proposed to replace the existing shed
- It would provide usable space away from the main building for three different functions - namely storage (for garden equipment etc), a home office and gym
- These uses would be incidental to the enjoyment of the flat and no primary accommodation is proposed
- The storage would be separate from the main dual-function room and would be served by its own solid 'hidden' external door
- The outbuilding would have an external footprint of just 14.4sqm and the height of its flat roof would be limited to 2.5m
- Consideration has been given to the guidance set out in the **Camden Planning Guidance** document entitled **Home Improvements**, especially that found on pages 31 and 77:-
  - The siting, location, scale and design has a minimal visual impact on the host garden
  - It is also visually subordinate to the property as a whole
  - It would not detract from the open character and outdoor amenity of neighbouring gardens and the wider surrounding area
  - It would be set away from the boundaries and retain an adequate amount of garden area
  - The timber cladding would complement the green roofs on the single storey extensions and the dark finishes throughout reflects the predominant use of grey slate in the locality
  - The flooding risk from surface water is 'very low' and the water run-off would be satisfactorily dealt with by the installation of a water butt

### **Tree Report**

- The use of ground screws as part of the construction process would ensure that any impact on the root systems of nearby trees is minimal and acceptable
- There would be no change to the canopy cover
- In the circumstances, it is not considered that a full Arboricultural Impact Assessment, incorporating a Tree Protection Plan and an Arboricultural Method Statement, is required
- If particular standard protection measures are required, these could be secured via the imposition of a Condition

## ADHERENCE WITH POLICY

- Overall, the proposed outbuilding is of a simple, high-quality design and is compatible with the garden's surroundings
- It would not be visible from the public realm and its presence would not appear dominating to neighbouring properties
- There would be no overlooking or overshadowing issues and so the living conditions of local residents would not be harmed
- The proposed floorspace is proportionate to the flat
- The nearby trees - and their root system - will be protected from damage during all phases of the development

### **The NPPF**

- The proposal represents sustainable development, which is at the heart of the NPPF
- With regard to Section 12 and 'achieving well-designed places', the proposal meets the relevant objectives listed in **paragraph 130**

### **The London Plan**

- There is no conflict with the new London Plan and in particular **Policy D3**

### **The Local Plan**

- The proposal adheres with the objectives of **Policies A3, CC3 and D1** in the Camden Local Plan
- With reference to the latter, this would be achieved by respecting local context and character (criterion a) as well as responding to natural features and preserving gardens (criterion j)
- It also meets with the amenity requirements of **Policy A1**

### **Fortune Green and West Hampstead Neighbourhood Plan**

- On the most local level, the development meets the objectives of **Policies 2 and 18** in the Neighbourhood Plan
- In particular, it has regard to the form, function, structure and heritage of its context and has a colour palette which is in harmony with the materials of its context (criteria iv and v of Policy 2 respectively)

## **HERITAGE STATEMENT**

### **The 'significance' of the designated Heritage Assets**

- In terms of local Heritage, the 'significance' of the South Hampstead Conservation Area mainly derives from its spatial character which comprises wide streets lined with mature trees and large and rhythmically spaced brick buildings
- All the streets to the West of Priory Road fall within the 'Colonel Cotton' distinct character area
- These houses were built by more commercial developers in stock brick with stone or render and slate roofs and typically mid-Victorian in style with Classical details
- The Grade II Gothic Revival Church is the only Listed Building in the Conservation Area
- It was designed by AW Blomfield, a notable 19th century church architect and its 'significance' relates to its use as a place of worship
- The Council's Conservation Area Character Appraisal confirms that it relies on massing for its effect

### **The impact assessment**

- Due consideration has been given to the relationship the proposed outbuilding would have with existing buildings and spaces
- Taking account of **Section 16** in the NPPF, the proposal would not have an adverse impact on the setting of the Conservation Area or the Listed Church
- Consequently it would preserve the existing qualities and context of the Historic Environment and the 'significance' summarised above won't be affected
- In terms of regional and local Policies, there is adherence with **Policy HC1** in the London Plan, **Policy D2** in the Local Plan and **Policy 3** in the Neighbourhood Plan