

Supporting statement in respect of a retrospective application for a garden room at flat 1, 55 Harleyford Road London SE11 5AX

This garden room is similar to others in rear gardens in the locality (see screen shot supplied). The structure provides additional living space but it is not attached to the listed building, there is a small gap, it is free-standing.

In planning and conservation terms the main issues are considered to be the impact to setting of the listed building, and the amenities of occupiers of land and buildings.

The structure in terms of its heritage setting impact is firstly to be considered in terms of the principal features in the listing. These relate to the principal elevation fronting the highway of this terrace. The listing's historic interest is not informed by the rear of the building or the rear amenity spaces of these dwellings. Consequently, in terms of the impact to the heritage asset, the garden room has no material impact visually, it reads as a garden room. In heritage terms its impact is neutral.

The fabric of the listed building is untouched and compared with other garden rooms in the locality this is high-quality design. As there is no impact to conservation or preservation of the special interest in heritage terms, it is considered the remaining issue is impact to amenities of neighbours.

The height of the structure relative to its context/surroundings has no material impact upon any amenities of the neighbouring occupiers of land and buildings. The right to erect outbuildings is not from Parliament but the assessment must recognise that garden outbuildings are commonplace, not just here, but generally in urban areas, the norm, as the screen shot confirms. The garden room makes the amenities of the occupiers better, in terms of their quality of life, without any impact to neighbours, compliant with London Plan, local Plan and NPPF 124. Accordingly, the proposal is not in conflict with the development plan or the Framework, so planning permission and listed building approval should be given.