

Date: 23rd August 2022
Our Ref: 2022/2714/PRE
Contact: Cameron Banks-Murray
Direct Line: 020 7974 2078
Email: Cameron.Banks-Murray@camden.gov.uk

**Development Management
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7974 5613
Fax 020 7974 1975
planning@camden.gov.uk
www.camden.gov.uk/planning

Dear Sir/Madam,

Request for Planning Pre-application advice re: 38 Netley Street

Thank you for submitting a pre-application enquiry for the above property which was received on 24 June 2022 together with the payment of £475.00 which was received on 24 June 2022. This advice is based on the information provided by the applicant which included a pre-application document and photos.

Development Description

Lowering of ground floor and single storey connection to rear garden room extension including an accessible bathroom.

Planning History

2004/2538/P – The erection of a mansard roof extension behind the existing parapets and a single-storey rear extension. **Granted 16/06/2004**

Site Description

The Site is located on Netley Street and is a four-storey building located in the Regents Park ward. The Site is not located within a Conservation Area nor listed.

The purpose of the advice request is to confirm whether the principle of the single storey connection from the main building to the rear garden room and the creation of an accessible bathroom.

Relevant Planning Policies

National Planning Policy Framework 2021

The London Plan March 2021

Camden Local Plan 2017

A1 Managing the impact of development

A5 Basements

D1 Design

D2 Heritage

Camden Planning Guidance 2021

CPG Design

CPG Amenity

CPG Home Improvements

Assessment

The planning considerations material to the determination of this application are as follows:

- Design
- Amenity

Design

It is proposed to lower the ground floor and create a single-story connecting passage from the main house to the rear garden building. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. CPG Design recommends that development should respond positively and sensitively to the existing context and integrate well with the existing character of a place, building and its surroundings.

The extension would read as being subordinate to the house and the size and massing of the extension and rear garden room is acceptable, and an acceptable amount of garden space would be retained. However, loss of garden space and trees/landscaping will be a consideration in the assessment of any forthcoming application. Details of the proposed extension have not been included within the pre-application documentation; however, the Council would encourage the use of materials and finishes that are sympathetic to and/or match the host property.

Camden's CPG Home Improvements lists that there are certain considerations that should be considered when designing a rear extension to ensure its sensitivity and appropriately designed for its context. The proposed development would need to ensure that the siting, location, scale and design has a minimal visual impact on and is visually subordinate to the host garden. The Council would also recommend the design of the rear garden building incorporates the installation of green roofs and/or solar panels.

Amenity

Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours in terms of privacy, outlook, daylight and sunlight. The proposal seeks to lower the ground floor by 400mm, which would in turn be unlikely result in any substantial harm to the amenity of the adjoining neighbours. However, the adjacent 6 storey building to the east does pose a significant concern relating to potential views into the rear garden room and result in a loss of privacy. Should the proposed rear garden room be intended as a multi-purpose room, including a bedroom, there is a potential to cause loss of light to the rear room. Details of the rear garden room have not been submitted however development should not result in a detrimental amount of loss of light, therefore a sunlight/daylight report would be required for further assessment to understand the impact from neighbouring properties. Furthermore, should the proposal result in the loss of any trees of TPOs, an arboriculture report would be required with the application.

Summary

The proposed rear extension is considered acceptable by the Council in terms of its massing and design and would likely be supported should a planning application be submitted. If you submit a planning application, I advise to submit the following for a valid planning application:

- Completed form (full planning application)
- An ordnance survey-based location plan at 1:1250 scale denoting the application site in red.

- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement and Planning Policy Assessment
- Arboriculture Report
- Daylight Sunlight Assessment
- The appropriate fee

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by putting up a notice on or near the site. We would also place an advertisement in the local press. The Council must allow 21 days from the consultation start date for responses to be received. We also encourage you to speak to your neighbours about the application, prior to submission.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter, please do not hesitate to contact Cameron Banks-Murray on [Cameron.Banks-Murray @camden.gov.uk](mailto:Cameron.Banks-Murray@camden.gov.uk).

Thank you for using Camden's pre-application advice service.

Yours sincerely,
Cameron Banks-Murray
Senior Planning Officer
Planning Solutions Team