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**Planning and Regeneration**  
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**Date: 12/05/2022**  
**Our ref: 2021/5230/PRE**  
**Contact: Jennifer Dawson**  
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Holly Tree House  
 Shepherds Hill  
 Colemans Hatch  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Oliver,

**Re: 51 Woodsome Road, London, NW5 1SA - Proposed side infill rear extension single storey with a further 1.5m extension to the rear, full width. Raise shared boundary wall by 150mm. Proposed extension on top of the 2nd floor rear outrigger set back 1m from the existing roof edge, and 2.9m high.**

Thank you for submitting the above pre-planning application enquiry on 20/10/21  
 The required fee of £460 was received on 29/10/2021.

### 1. Constraints

- Dartmouth Park Conservation Area
- Dartmouth Park Neighbourhood Plan Area
- Article 4 – Basements

### 2. Relevant planning history

2021/3712/P- The erection of a timber outbuilding in a residential garden. Granted 12/11/2021

8601278 - 44 Woodsome Road NW5- Erection of an additional storey on the existing 2-storey rear extension. Granted through Appeal 15/01/1987

8903188- 37 Woodsome Road NW5- Erection of an additional second storey to an existing ground and first floor rear extension. Granted 24/07/1989

### 3. Relevant policies and guidance

[National Planning Policy Framework 2021](#)

[The London Plan 2021](#)

[Camden Local Plan 2017](#)

A1 Managing the impact of development

A4 Noise and vibration  
 D1 Design  
 D2 Heritage

### [Dartmouth Park Neighbourhood Plan 2020](#)

### [Camden Planning Guidance](#)

Amenity (2021)  
 Design (2021)  
 Home improvements (2021)

### [Dartmouth Park Conservation Area Appraisal and Management Strategy 2009](#)

#### **4. Assessment**

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

- Heritage and design
- Impact on neighbouring land uses

#### **5. Heritage and design**

The application site is located within the Dartmouth Park Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Properties 33-57(odd) are all identified in the Dartmouth Park Conservation Area Appraisal and Management Strategy 2009 (DPCAAMS) as making a positive contribution to the character and appearance of the conservation area.

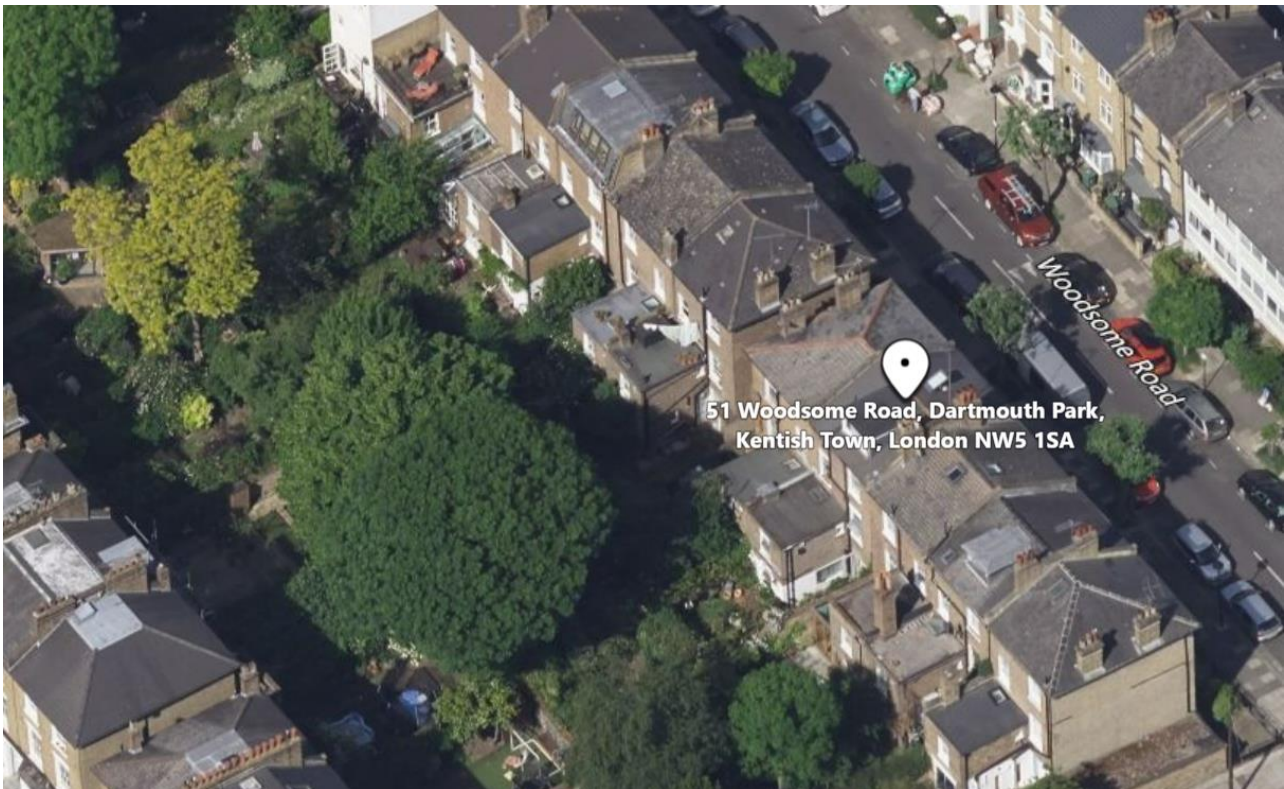
Policy D1 of the Camden Local Plan seeks to secure high quality design which respects local context and character and which preserves or enhances the historic environment and heritage assets in accordance with Policy D2. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. The policy notes that the Council will not permit development that results in harm to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Enquiry 1 the infill extension and rear extension by 1.5m.

There is precedent of infill extensions at this location (53 Woodsome Road in 2010). Policy DC4 of the Dartmouth Park Neighbourhood plan supports small residential extensions that are subordinate in scale and situation to the original dwelling and complements its character in terms of design, proportion, materials and detail. The infill extension is acceptable. However, this row of properties does not have any precedent for rear extensions beyond the original outrigger at the rear and there is a consistent and uniform rear building line. The alteration to the building line is inappropriate and would

damage the character of the conservation area. The previously granted permission 2021/3712/P introduced a garden room measuring 12.6 sqm to the garden, we would consider the rear extension over development. Therefore, the rear extension it would not meet Policy D1, D2 of Camden Local Plan 2017 or DC2, and DC4 of the Dartmouth Park Local Plan 2020.

The picture below shows the uninterrupted building line of these properties.



*(Bing Maps)*

Enquiry 2: 2<sup>nd</sup> Storey extension on Outrigger.

Some properties nearby have extended on the outrigger 39 and 44 Woodsome Road. Related applications show that these extensions were allowed in the 80s under different planning policies. The scale of development would be inappropriate for the property. It would appear as the only example of 2<sup>nd</sup> floor extension within a relatively uniform group of building, appear incongruous and detract from the character and appearance of the conservation area. The 2<sup>nd</sup> storey extension would be contrary to Camden Local Plan Policies D1 and D2 and Policies DC2, DC4 of the Dartmouth Park Neighbourhood Plan.

To conclude this section, the proposals for rear extension and outrigger extension are considered to be contrary to the aims of Policies D1 and D2 of the Camden Local Plan 2017 and Policies DC2, DC4 of the Dartmouth Park Neighbourhood Plan. However a limited infill extension similar to that at No53 would be acceptable and would be likely to be granted permission

## **6. Impact on neighbouring land uses**

Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; noise and vibration; odour, fumes and dust; and impacts of the construction phase, including the use of Construction Management Plans. Policy A4 seeks to ensure that noise and vibration is controlled and managed.

Notwithstanding the fact full extent of the proposals are not supported in heritage and design terms, it is not considered that the proposed infill extension and rear extension would cause significant harm to the amenity of nearby and neighbouring residential properties. Enquiry 2 would need to exhibit that there would be no daylight/sunlight, or outlook issues to be permissible.

## **7. Conclusion**

The proposed infill extension would be permissible. The full width ground floor extension by 1.5m would not be considered acceptable as it would alter the uniform building line along this row of properties. The proposed 2<sup>nd</sup> floor extension on the outrigger is not considered to be acceptable as it would cause harm to the character and appearance of the Dartmouth Park Conservation Area, contrary to the aims of Policies D1 and D2 of the Camden Local Plan 2017 and Policies DC2, DC4 of the Dartmouth Park Neighbourhood Plan. You are therefore advised against submitting a formal planning application for enquiry 2 and to alter the proposals of enquiry 1 to just an infill extension.

**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 or the attached document please do not hesitate to contact Jennifer Dawson on **020 7974 8142**.

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

Yours sincerely,

**Jennifer Dawson**

**Planning Officer  
Planning Solutions Team**