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Planning Solutions Team
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By email

Dear James

www.camden.gov.uk/planning

Re: 14 Alvanley Gardens, London, NW6 1JD

Thank you for submitting a pre-planning application enquiry for the above property. Please find below the formal response to your application.

1. Drawings and documents

22/143/200 Ground Floor Plan (Existing); 22/143/201 First Floor Plan (Existing); 22/143/202 Loft Plan (Existing); 22/143/203 Roof Plan (Existing); Ground Floor (Proposed); First Floor (Proposed); New Top Floor (Proposed); Section B (Proposed); Section C (Proposed); Axonometric Variant 3_1; Axonometric Variant 3_2; Design and Access/Planning Statement.

2. Proposal

Alteration and extension of the roof form to create new living space including three new bedrooms, two bathrooms, and a kitchen/living space. Construction of external staircase to side (north) elevation.

3. Site description

The application site is a two-storey detached property in use as a single dwellinghouse, though each floor of the property is intended to be used by different generations of the same family. The site is not within a Conservation Area, though is within the Fortune Green and West Hampstead Neighbourhood Area.

4. Relevant planning history

8804395 – Change of use from a single dwelling unit to two self-contained flats and a maisonette. Granted 16/02/1989.

9501862 – The erection of a single-storey side extension and single storey rear conservatory extension to the existing dwelling house. Granted 11/07/1996.

5. Relevant policies and guidance

[National Planning Policy Framework 2021](#)

[The London Plan March 2021](#)

[Camden Local Plan 2017](#)

Policy A1 Managing the impact of development

Policy D1 Design

Camden Planning Guidance

Amenity - January 2021

Design - January 2021

Home improvements - January 2021

6. Assessment

The principal planning considerations are considered to be the following:

- Design (impact on the appearance of the building and surrounding area); and
- Amenity (impact on neighbouring amenity)

7. Design

A large number of the neighbouring dwellings along the north side of Alvanley Gardens have undergone some form of roof extension, though not all of these were given consent, and many of those that were granted formal planning permission were approved a number of decades ago. Many of the roof extensions were therefore not assessed against the Council's now adopted policies, and therefore can't be used as recent precedent. There was a roof extension approved nearby recently at no.12 (ref no.2021/3555/P), which extended the roof across the full width of the property and over the existing side extension.

Camden Planning Guidance and the Fortune Green and West Hampstead Neighbourhood Plan states that roof extensions should be subordinate to the host building, include features informed by the host building and surrounding context, and fit in and be in proportion to the existing building and rooflines of neighbouring properties.

While the principle of a roof extension is not unacceptable, the design as currently exists would be inappropriate and would require revisions in order to be approved. Roof alterations should read as subordinate to the roof slope and be sensitive to the existing dwelling, especially where the changes would be visible from the public realm. As currently proposed, the roof extensions would be too significant in scale, and the shape of the extensions would appear as large box additions rather than integrating with the existing pitched roof. Due to the two changes in ceiling height moving towards the rear of the property, a 'stepping-up' effect would also be created wherein the roof level increases towards the rear, increasing the visibility from street level. This would not be appropriate, as it would result in a roof extension that is overbearing and not subordinate to the host property.

Similarly, the design of the property should maintain the existing character of the roof as consisting of slopes, especially where visible from street level. Part of the reason why the application at no.12 (2021/3555/P) was deemed to be acceptable is that the altered roofline read as a coherent continuation of the existing roof form that fitted in with and improved the overall proportions of the front elevation. Should an application be submitted, it would need to ensure that the changes to the room form do not read as a separate unrelated additions but integrate with the existing roof slopes and the character of sloped roofs rather than box additions.

The additional storey and associated new bedrooms would generally be of a sufficient size and have a source of natural light and outlook, so would provide an acceptable standard of accommodation. The section drawings appear to show the height of the newly created floor as ranging from 2.1m to 3.3m. Residential accommodation should ideally have a floor to ceiling height of 2.3m, though flexibility would be able to be shown in this instance, given the

constraints of extending at loft level and the fact it is an extension to an existing dwelling rather than a new residential unit.

The external staircase proposed to the side (north) elevation appears to be included so that each floor can be accessed without entering through the principal entrance to the front elevation. This is quite an unusual feature for a property that is still intended to be used as a single dwellinghouse. It could be acceptable in principle, though it would likely need to take the form of a small opening with a modest porch that is subordinate to the building in order to be considered acceptable. It is difficult to assess this feature without more detailed plans such that show the structure and the materials used, but as a general principle it should not appear as a side extension, but rather a new side entrance door. The materials used should match the existing building, and should an application be submitted, elevation and section drawings of both the proposed entrance and the existing window that it would be replacing should be included in the application.

8. Amenity

Given the potential impact that a roof extension may have on the neighbouring properties, I would suggest including a Daylight/Sunlight report with any application that may be submitted. Additionally, I would be aware that any proposed windows at this level – especially those on the side elevations – could create potential overlook and privacy impacts. However, given the changes that have been recommended regarding the roof form, it is likely that rooflights would be more appropriate.

9. Conclusion

Given that there are fairly significant changes required in order to make the proposal acceptable that would involve a large redesign of the scheme, I would recommend seeking further pre-application advice when an alternative design of the roof has been made. In order to get the most from the pre-application stage, I would suggest including elevations, floor plans, a roof plan, and sections so that the officer dealing with the pre-application can properly assess the proposal.

10. Planning application information

When it does come to submitting a planning application which addresses the outstanding issues detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Householder 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';
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Daylight and Sunlight Assessment;
- Details of works to roof including what is proposed for demolition;
- Sample photographs/manufacturer details of proposed materials;
- The appropriate fee - £206
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a site notice on or near the site. The Council must allow 21 days from the consultation start date for responses to be received.

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. For more details click [here](#).

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 Sam FitzPatrick via email or the number above.

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

Yours sincerely,

Sam FitzPatrick

Planning Officer
Planning Solutions Team