

Date: 12/01/2024
Our reference: 2023/4533/PRE
Contact: Lauren Ford
Email: lauren.ford@camden.gov.uk

Dear Sir/Madam,

RE: 23 Boscastle Road London, NW5 1EE

Thank you for submitting the above pre-application request. The proposal is for:

- Ground floor rear and side infill extension with rooflights, first and second floor terraces to the rear, loft extension, new rooflights to the front roof slope and other external changes including rebuilding of the existing front boundary wall and new metal railings and gate to the front and new retaining wall and steps to the rear.

1. Constraints

- Dartmouth Park Conservation Area

2. Site Description

The site comprises a three storied terraced house located on the western side of Boscastle Road and is one of a short terrace of six terraced houses, built as three handed pairs. The site is located within the Dartmouth Park Conservation Area, and no listed buildings are affected.

The Dartmouth Park Conservation Area Appraisal and Management Statement states describes the subject group of houses as follows:

- *Nos. 19-29 is a terrace of three storey houses (Tambling) (1873) and mark a distinct change of style, with two storey bays, stucco surrounds to bay, decorative capitals to windows, porches arranged in pairs and a pitched roof. The names 'Devonshire Villas' and 'Cornwall Villas' survive on garden wall piers.*

The terrace is identified as making a positive contribution to the significance of the conservation area and is thereby identified as a Non-designated Heritage Asset (NDHA) within the NPPF.

In terms of the surrounding area, many of the properties have already been extended, notably at ground floor level to the rear.

3. Proposal

The proposed works involve:

- Ground floor rear and side infill extension with three rooflights
- First and second floor terraces to the rear
- Loft extension/dormer to the rear
- Three new rooflights to the front roof slope
- Other external changes including rebuilding of the existing front boundary wall and new metal railings and gate to the front and new retailing wall and steps to the rear.

4. Relevant Policies and Guidance

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Home Improvements (2021)

CPG Design (2021)

Dartmouth Park Conservation Area Appraisal and Management Statement

5. Relevant Planning History

Application Site

2023/3828/P - Conservation of two flats into a single-family dwelling house.
Granted, 07/11/2023.

Neighbouring site(s)

2017/2223/P (1 Boscastle Road): Erection of mansard roof extension and installation of balustrade at roof level; replacement of existing two storey rear extension with single storey extension with terrace above; single storey side infill extension between existing detached garage and main house; removal of side extension; and other external alterations. **Granted, 31/08/2017.**

2018/2408/P (17 Boscastle Road): Erection of replacement infill extension following removal of existing; erection of 2nd floor extension to rear closet wing; and installation of 4 x rooflights. **Granted, 14/09/2018.**

2018/4480/P (17 Boscastle Road): Replacement of existing single storey rear extension with full width extension. Second floor extension to rear closet wing. Installation of 4 x rooflights to main roof. **Granted, 12/11/2018.**

2018/5702/P (17 Boscastle Road): Installation of 1 x rooflight to side and rear roof slope. **Granted, 23/11/2018.**

2013/207/P (19B Boscastle Road): Creation of a new rear roof terrace and replacement of window with door at second floor level of existing maisonette (Class C3). **Granted, 2013/2807/P.**

2010/1337/P (19B Boscastle Road): Installation of one rooflight on front roofslope and one rooflight on rear roofslope of upper floor maisonette (Class C3). **Granted, 16/11/2010.**

2016/0953/P (21 Boscastle Road): Erection of single storey rear extension, lowering of first floor rear window, raised side sky lantern, introduction of parapet wall to roof terrace, and enlargement of existing basement cellar to create new basement storey under house with associated new lightwell in front garden. **Granted, 27/09/2016.**

2014/7318/P (21 Boscastle Road): Erection of a single storey rear extension as replacement to existing, replacement of rooflights to rear roofslope, alterations to rear elevation fenestration and balustrade, replacement of rear garden shed and rear landscaping. **Granted, 20/01/2015.**

2013/6496/P (25 Boscastle Road): Single storey side extension with glazed roof, installation of three rooflights to rear and one to front, and replacement of metal framed doors and windows to existing rear extension with timber framed glazed doors and windows to dwelling house (Class C3). **Granted, 12/12/2013.**

6. Assessment

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

- Heritage and design
- Amenity

7. Heritage and Design

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

The site is an NDHA within the Dartmouth Park Conservation Area. Its significance includes its architectural design and materials, floorplan, townscape value and its

evidential value as a mid-nineteenth century terraced building. The Council has a statutory obligation to preserve or enhance the character and appearance of the conservation area, to which the subject site makes a strongly positive contribution.

Ground floor rear and side infill extension with rooflights:

Within the terrace (Nos. 19-29) Nos. 19 and 23 are the only properties which do not include infill side extensions to existing rear extensions. The precedent for an infill rear extension has therefore been created.

Council has no objection in principle to the rear side infill extension with rooflights, which would be in keeping with other rear and side infill extensions previously approved within the terrace. The rear infill extension would be located to the rear of the site at ground floor level, and the proposed design and form is considered acceptable, particularly given the existing character of rear elevations of properties in this area. The proposed materials are appropriate, and would be sympathetic to the conservation area.

First and second floor rear terraces:

Council considers the second-floor rear terrace to be acceptable in principle from a design perspective, noting the presence of other rear terraces at second floor level within the area, notably at No's 21 and 19. Further, the terrace would have limited visibility from the public domain.

Council is not supportive of a terrace at first floor level. No permissions have been granted for first floor terraces within this area and the addition of two terraces to the rear of the property would result in an unacceptable level of visual clutter.

Rear dormer/loft extension:

Council do not support the principle of a proposed rear dormer.

When considering the precedents given for rear dormers within the application documents, with the exception of 8 Woodsome Road (ref: 2011/4532/P), neither of the other precedents (46 Woodsome Road (ref: 2011/1388/P) or 38 Woodsome Road (ref: 2010/3338/P)), comply with the published Camden Planning Guidance Home Improvements (2021), as both rear dormers are over-sized for the area of the rear roof slope. These approvals were granted prior to the publishing of current guidance. There are no other examples of existing rear dormers along this terrace, with the exception of a small dormer at No.27, however there is no planning record for this.

The CPG (Home Improvements) states the following with respect to dormers:

- *Dormers should be subordinate in size to the roof slope being extended*
- *Consider whether the roof of your property is part of an unbroken roof line which is of heritage value*
- *Consider whether there are other existing extensions in proximity*

Council are not supportive of the proposed dormer which is over-sized, and does not comply with the current published Home Improvements Guidance. The rear elevation of the site is visible from Woodsome Road, the roofslope is largely unbroken (with the exception of a small dormer at No. 27) and therefore the erection of an over-sized roof dormer on the rear roof slope has the potential to detract visually, thereby resulting in the character and appearance of the conservation area being neither preserved nor enhanced.

Rooflights to front roof slope:

The Dartmouth Park Conservation Area Appraisal and Management Statement states the following in relation to rooflights:

- *The installation of rooflights must be conservation grade (flush, not raised above the roof finish). These may be locations where they would cause harm to the appearance of the conservation area, for instance on front roofslopes where the roof slope is highly visible and unaltered, or where they may conflict with features such as gables and dormers at roof level.*

Council are in principal supportive of the proposed front rooflights, noting the presence of front rooflights for other properties along Boscastle Road, (eg. No's 19 and 25) and the fact that they would not be visible from Boscastle Road or the public realm. It should however be ensured that any rooflights proposed as part of a formal application are conservation style.

It appears that the rooflights could potentially be erected as permitted development (please refer to Class C (other alterations to the roof of a dwellinghouse) of the Town and Country Planning (General Permitted Development) (England) Order 2015).

Other external alterations:

Rebuilding of the existing front boundary wall and new metal railings and gate are proposed along the front boundary. The current front boundary treatment along the terrace (Nos. 19-29) includes a dwarf brick wall and hedge which is coherent and forms an integral part of the consistent visual enclosure of the street. The introduction of metal railings and a gate would adversely impact on the current holistic streetscape character. Railing may well have been part of the original development and were lost as part of the 'war effort', however piecemeal introduction would break-up the cohesive appearance of the streetscape. If rails and gate are to be introduced, then the hedge must also be retained.

Paragraph 4.5 of the Dartmouth Park Conservation Area Appraisal and Management Statement states the following:

- *Railings and other front boundary treatments, many original, are quite extensive in their variety, but the common feature is that these elements - gates, walls, fences, hedges or railings - complement the architecture. Traditional wrought and cast ironwork, brick walls and piers, stone pier-caps and copings are characteristics of this part of the conservation area as much as the buildings themselves.*

The proposed landscaping work within the rear garden is not opposed.

Council has no objection in principle to the other external works proposed, such as the replacement of windows with doors to allow for access to the proposed roof terrace.

8. Amenity

Due to the height and location of the rear side infill extension, in relation to the existing second floor extension at No.21, it should be ensured there would be no unacceptable amenity related effects (specifically daylight or sunlight) on this property. This would need to be fully demonstrated within a formal submission. There are no other potential amenity related concerns associated with the extension.

With respect to the roof terraces, 1.8m high privacy screens are proposed adjoining number 25. The privacy screens should be lowered to 1.5m in height, and need only extend along the area shown in the image below. Further, it was apparent from undertaking a site visit that the second-floor terrace would also result in potential overlooking and privacy related concerns with No. 2, therefore some form of privacy screening should also be provided in this location.

Council are not supportive of the introduction of a second terrace at first floor level, which would create additional opportunities for overlooking etc.

It is not considered that a dormer, rooflights or the other external changes proposed would result in any potentially unacceptable amenity related effects.



9. Conclusion

The principal of the majority of the proposed works is supported by Council, with the exception of the first-floor roof terrace and rear dormer.

If you are minded to submit a planning application, I would advise you 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 (making specific reference to the conservation area)
- 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.

It is likely that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or 1 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 Council.

If you have any queries about the above letter please do not hesitate to contact me on Lauren.Ford@camden.gov.uk.

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

Yours sincerely,

Lauren Ford
Planning Officer