
From:
Sent:
To:
Subject:

Dear [REDACTED]

Thank you for your pre-application inquiry along with the required fee £475.00 received 28/07/2022. This email is the council's informal feedback relating to:

Proposal: Single storey front extension

Site constraints:

Article 4 Basements
Conservation Area – Camden Square

Relevant policies and guidance:

- National Planning Policy Framework 2021
- The London Plan 2021

Camden Local Plan Policies:

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance:

- [Amenity](#) - January 2021
- [Design](#) - January 2021
- [Home improvements](#) - January 2021

Camden Square Conservation Area Appraisal and Management Strategy (2011)

Site background:

No.226 is four storey semi-detached villa located on east side of Camden Road. The property is split into 6 flats, this proposal is on behalf of flat 1 which has private access to the garden area. This property has a back to front orientation with its rear elevation facing onto Camden Road which is enclosed with boundary walls and a large tree in the rear garden. The surrounding area is predominantly residential with similar sized semi-detached villas. The site is within Camden Square Conservation Area and is noted to make a neutral contribution to the conservation area.

Assessment:

The key considerations for this proposal are:

Design and Heritage – impact on the conservation area

Residential amenity – impacts on neighbouring occupiers

Design and Heritage

Firstly officers acknowledge that the plans submitted as part of the pre-application pack are of poor quality, no existing or proposed floor plans, sections or elevations have been provided, no design or access statement has been submitted explaining the proposal. With such limited information officers cannot make a full assessment on this pre-application enquiry and can only provide general comments on the information to us.

It appears from the documents provided that access to the building is from the side which fronts onto Canteloves Road. This shows both the buildings elevations have private garden areas in front/rear of them. The proposal involves the erection of a single storey extension to be added to the front and side elevation of the property which would face onto Camden Road within the enclosed private front garden area. The depth or height of the extension has not been disclosed but from the site plan it shows a dotted line where the extension would be proposed. Although this appears to be modest in size without formal drawings we cannot make a proper assessment. Looking at neighbouring properties no other property along this terrace on Camden Road has had an extension to their front elevation, although set back side extensions do exist. This case is different as it has a private enclosed garden to the front where the extension would be placed however due to no other extensions of similar nature being present in the street it would be out of character to add a new element on this property at the front, extending beyond what appears to be the consistent building line which would result in the building being out of character with the rest of the street scene. Officers appreciate its current orientation make it unique in the street, and it may not be seen in the street due to the greenery, but during different seasons when the tree leaves have fallen and the front elevation of the property would be more visible, the extension would be seen from the street scene. Therefore adding any extension to this frontage would not be considered unacceptable. The proposed extension would be in a prominent position and would be seen from long and short views across Camden Road. Depending on design and massing any extension added to this frontage would cause harm to the existing character of the semi-detached pair and would be considered harmful to the surrounding conservation area. Officers therefore cannot support a front/side extension within this location on this site.

Residential amenity

Not having proper plans does not allow officers to state what exact impact would be had on neighbouring properties. If the extension is to a modest scale, size and massing and enclosed within the private garden then it may not cause amenity impacts but we cannot say for sure as we do not have the accurate plans to demonstrate this.

Conclusions

The proposal in its current form is considered to represent a potential dominant addition within the location it is proposed and would detract from the character of the host building, the pair of semi-detached buildings of which it forms a part and the surrounding conservation area. The proposed front/side extension would not therefore be acceptable and should be reconsidered and if further advice is required accurate and proper existing and proposed floor plans and elevations would need to be submitted along with a new fee.

This document represents an initial informal 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.

Kind regards,

Jaspreet Chana BA (Hons) DipTP MA
Senior Planning Officer
Pronouns: She/Her/Hers
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Supporting Communities
London Borough of Camden

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The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

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