

Delegated Report		Analysis sheet		Expiry Date:		22/11/2023	
		N/A		Consultation Expiry Date:		03/01/2024	
Officer				Application Number(s)			
Lauren Ford				2023/4078/P			
Application Address				Drawing Numbers			
Flat 1 226 Camden Road London NW1 9HG				See draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey front extension at lower ground floor							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	02	No. of objections	02
Summary of consultation responses:		<p>Site notices were displayed on 27/10/2023 and expired on 20/11/2023.</p> <p>An advert was displayed in the local press on 20/11/2023 and expired on 26/11/2023.</p> <p>One letter of objection was received on behalf of a neighbouring occupier at 226 Camden Road. This can be summarised as follows:</p> <ul style="list-style-type: none"> The proposal is a single storey front extension (not rear) that will take up a major portion of the front garden Outlook of the flats above will be harmed The extension would almost double the area of the existing flat Replacement of soft landscaping with hard urban form There are no other similar front extensions on Camden Road and within the conservation area The extension would require extensive excavation, existing trees and their root systems could endanger their ability to survive 					

	<ul style="list-style-type: none"> • Proposal conflicts with local plan policies and the Camden Square Conservation Area Appraisal and Management Strategy. <p><u>Officer response:</u></p> <ul style="list-style-type: none"> • <i>Design and heritage are material planning considerations and are discussed in Section 3 below</i> • <i>Amenity is a material planning consideration and is discussed in Section 4 below.</i>
<p>Camden Square CAAC</p>	<p>The Camden Square Conservation Area Advisory Committee have objected to the proposal, as follows:</p> <ul style="list-style-type: none"> • The proposal, which appears to relate to an extension to the front of the building and not the rear as stated, should be rejected. It will neither maintain nor enhance the conservation area. <p><u>Officer response:</u></p> <ul style="list-style-type: none"> • <i>Design and heritage are discussed in section 3 below</i>

Site Description

226 Camden Road comprises a four storied semi-detached villa located on the eastern side of Camden Road. The property is split into six flats, and the proposal relates to flat 1 which has private access to the garden area. Entrance to the flat is from a private entrance on the ground floor from Canteloves Road.

The site is within the Camden Square Conservation Area and is identified as making a positive contribution to the conservation area. No listed buildings are affected.

The surrounding area is predominantly residential with similar sized semi-detached villas.

Relevant History

Relevant planning records at the application site:

2023/4079/T - FRONT GARDEN: 1 x Lime (T1) - Fell to ground level and remove stump. **No objection to works to trees in CA, 23/10/2023.**

2020/2118/T - REAR GARDEN: 1 x Lime (T2) - Fell to ground level. **Approved works, 20/07/2020.**

2009/4863/P - Replacement of north facing boundary wall along Canteloves Road frontage with new brick wall and timber gates (Class C3). **Granted, 12/01/2010.**

Relevant pre-applications at the application site:

2022/3205/PRE – Single storey side extension. **Pre-app advice issued on 21/12/2022:**

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.

Relevant policies

National Planning Policy Framework (2023)

London Plan (2021)

Camden Local Plan (2017)

Policy A1 – Managing the impact of development

Policy A2 – Open Spaces

Policy A3 – Biodiversity

Policy D1 – Design

Policy D2 – Heritage

Camden Square Conservation Area Appraisal and Management Strategy (2011)

Camden Supplementary Planning Guidance (2021)

CGP - Design

CPG – Home Improvements

CPG - Amenity

CPG – Trees

Draft New Camden Local Plan (2024)

Policy D1 (Achieving Design Excellence)

Policy D4 (Extensions and Alterations)

Policy D5 (Heritage)

Policy NE1 (The Natural Environment)

Policy NE2 (Biodiversity)

Policy NE3 (Tree Planting and Protection)

Assessment

1. Proposal

1.1 Planning permission is sought for the erection of a single storied front extension fronting Camden Road at lower ground floor level. The extension would have a maximum height of 2.58m, depth of 4.4m and width of 9m.

1.2 It is noted that the applicant has applied for a rear extension as opposed to a front extension. The proposal is considered a front extension as it is on the Camden Road frontage of the property, with Camden Road being a major trunk road. This elevation is considered to be the front and principal elevation of the building, notwithstanding the current access to the property which is on the side elevation.

2. Considerations

2.1 Key planning issues to be considered are as follows:

- Design and Heritage
- Neighbouring Amenity
- Trees

2.2 The Draft New Camden Local Plan 2024 is currently out for consultation under regulation 18 of the Town and Country Planning (Local Planning) Regulations 2012.

3. Design and Heritage

3.1 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.

3.2 The CPG Home Improvements states the following with respect to front extensions:

Front extensions are usually highly visible alterations that can change the character of a building and the street. They can have a particular impact where front gardens are an important characteristic of the area, and where the street has a regular pattern of buildings and a clearly defined building line.

3.3 The Camden Square Conservation Area Appraisal and Management Strategy states the following:

- *The private front gardens add colour and biodiversity to the residential street scene. The loss of any of these gardens through parking, ancillary structures, hard-standing or neglect severely erodes the character of the streets.*
- *Front and rear gardens within residential streets make an important contribution to the streetscape and character of the residential area. Council will resist the loss of soft landscaping.*
- *Green front gardens are vital not only in preserving the attractive, tranquil qualities of the conservation area, but also in providing wildlife corridors, enhancing biodiversity and reducing flood risk.*
- *The CSCAAMS also states that demand for residential development has led to an increase in proposals for infill buildings and extensions. The capacity for further intensification without causing harm to the area is limited.*

3.4 The proposal involves an extension to the front of the property facing Camden Road, within the enclosed private front garden area. No other properties along this section on Camden Road has had an extension to their front elevation and there is a very clear and well-established building line here. The proposal would therefore break the pattern of development to the front of the row of 19th century houses facing Camden Road, infringing the established building line, obscuring architectural features such as windows and impacting on private open space in front of the houses. The proposal would be out of character and add a new element on this property at the front, extending beyond what appears to be the consistent building line, resulting in the building line being out of character with the rest of the street scene. This concern was previously raised by the Council at pre-application stage.

- 3.5 The fact that the property is at the end of the row, occupying a corner plot at the junction with Canteloves Road does not mean there is a case to be made for extending at the front. It is appreciated that its current orientation makes it unique in the street, and it may have limited visibility from 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, including from long and short views across Camden Road. Further, the enclosed garden could change in the future if residents sought a more open outlook at the front as is the norm along Camden Road.
- 3.6 With respect to the scale of the extension it is noted that any extension to this frontage would not be acceptable. However, it is considered that the extension would fail to be subordinate to the host building given its excessive width which means that it would project beyond the principal building line of the side (north) elevation.
- 3.7 With respect to materials, limited details have been provided, however it is understood that the walls and windows would match that of the existing dwelling. It is also noted that the extension does not incorporate a green roof, which is encouraged through the CPG – Home Improvements.
- 3.8 The proposed extension due to its location at the front of the property, would harm the existing character of the host building and the relationship of the semi-detached pair and would be harmful to the surrounding conservation area. The proposal would fail to preserve the character and appearance of the Camden Square Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017.
- 3.9 Considerable importance and weight have been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4. Neighbouring Amenity

- 4.1 Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development on their amenity is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. Relevant to the application are overlooking, privacy, sunlight, daylight, overshadowing and outlook consideration.
- 4.2 Given its nature and location, it is not considered that the proposal would result in any unacceptable amenity related effects. The extension is single storied, with no windows proposed on the side elevation of the extension, and existing windows at 224 Camden Road are offset sufficiently from the boundary to ensure no unacceptable amenity related effects. The existing lower ground front window at neighbouring no. 224 is already shadowed by existing dense planting at the boundary. As such, it is considered that the extension would not significantly worsen this situation to warrant a reason for refusal.
- 4.3 It is noted that an objection from a flat above the application flat has been received that raised concerns surrounding outlook. Due to the location of the extension at lower ground floor level, below the level of windows above, it is not considered that the proposal would result in any unacceptable effects in terms of outlook.

5. Trees

- 5.1 Policy A3 requires trees and vegetation to be protected during the construction phase of development and seeks to resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation. There are a number of existing trees and much vegetation in the garden, much of which would likely be affected by the development and part of the development is likely to be within the Root Protection Area. It is noted that an arboricultural impact assessment and tree survey have not been included with the submission.
- 5.2 The Council's Tree and Landscape Officer has confirmed that the scheme cannot be supported without a full arboricultural report, in accordance with BS5837:2012. As such, the Council cannot be satisfied that trees and vegetation of amenity, historic and ecological value would be sufficiently protected, contrary to policy A3 of the Local Plan and thus refusal is warranted on this basis.

6. Conclusion and Recommendation

- 6.1 It is recommended to refuse planning permission for the following reasons:
- 6.2 The proposed front extension, by virtue of its scale and siting, would result in an incongruous and dominant addition that would be out of keeping with the host and neighbouring properties, and would thus fail to preserve the character and appearance of the Camden Square Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of London Borough of Camden Local Plan 2017 and policies D1 (Achieving Design Excellence), D4 (Extensions and Alterations) and D5 (Heritage) and the Draft New Camden Local Plan 2024.
- 6.3 In the absence of an adequate arboricultural impact assessment and tree protection plan, the applicant has failed to demonstrate the development does not cause unacceptable harm to trees contrary to Policies A2 (Open Spaces) and A3 (Biodiversity) of the London Borough of Camden Local Plan 2017 and policies NE1 (The Natural Environment), NE2 (Biodiversity) and NE3 (Tree Planting and Protection) and the Draft New Camden Local Plan 2024.