

Date: 20/12/2022

Our reference: 2022/2708/PRE

Contact: Miriam Baptist

Email: miriam.baptist@camden.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)

Re: The Coach House, 2 Briardale Gardens, NW3 7PP

Thank you for submitting a pre-application request. The below sets out the council's response to the pre-application scheme at the above site.

Proposed works: Erection of second and third floor extensions, new porch and new gabled front elevation.

Constraints

- Redington Frogna Conservation Area
- Redington Frogna Neighbourhood Plan
- Article 4 Basements (permitted development rights removed)
- Construction Management Plan (CMP) priority area
- Subterranean groundwater flow
- Slope stability
- Hydrological Constraints

Planning History

D4/9/4/30890 - Works of conversion and extension to form a dwelling house. – ***Permitted development 21/07/1980.***

Policy

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Design (2021)

CPG Amenity (2021)

Redington / Frognal Conservation Area Character Appraisal and Management Plan December 2021

Redington Frognal Neighbourhood Plan (September 2021)

Assessment

Heritage and Design

- The application site is located within the Redington Frognal 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).
- Policy D1 of the 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 and listed buildings.
- The Redington Frognal Neighbourhood Plan was adopted in 2021 and carries equal weight to the Local Plan. Policy SD2 (Redington Frognal Conservation Area), SD4 (Redington Frognal Character) and SD5 (Dwellings: Extensions and Garden Development) are relevant, which require development proposals to respect and enhance the local context and protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area.

It is noted that the proposal is hard to assess properly as no section or side elevation has been submitted. However, the siting and upwards nature of the extension means the development proposed would be highly visible on the streetscape. The proposed increase in height would not preserve or enhance the character and appearance of the conservation area.

In terms of roof extensions, policy SD5 (Dwellings: Extensions and Garden Development) of Redington Frognal Neighbourhood Plan gives some statements which are relevant:

- (i) Use either matching materials and roof-form of the existing building, including use of authentic traditional materials, or using contrasting materials, forms and construction, where this would help maintain the original composition of the building.
- (ii) The massing, scale and set back of the extension should ensure that it is subordinate to the main building
- (iv) The spacing of houses including the extension should allow for maintenance and retain the verdant, biodiverse character of the area by allowing views through the built frontages.

The relevant Conservation Area Guidance (Redington / Frognal Conservation Area Character Appraisal & Management Plan December 2021) para 6.2 identifies the townscape character of the area and states (emphasis added):

g) Newbuild development should complement the townscape character of the surrounding area in terms of *height, scale, massing, gaps between buildings* and degree of setback from the road... i) *When developing adjacent to taller structures, particular care is required to avoid an over-bearing impact by adding a further tall structure.* j) *Gaps between buildings should be sufficient to allow views and glimpses to trees and garden areas to the rear.*

While the proposed alterations are not new build development in the sense of complete redevelopment, they affect townscape character in the manner discussed in the guidance above. The increased height would further infill the gap between the positive contributor at 2 Briardale Gardens and the large house at 2B Briardale Gardens.

While 2B Briardale Gardens has also failed to preserve the open character of this part of the street, it has also substantially reduced the opportunity for its smaller immediate neighbours to increase in height, on the basis that the remaining relatively open character would be further prejudiced to the detriment of the character and appearance of this part of the street. The proposed development would further reduce the visual gap between 2 and 2B Briardale Gardens which would fail to preserve or enhance the positive contribution which 2 Briardale Gardens makes to the character and appearance of the conservation area.

Although it is not a historic building, the coach house reads as a subordinate infill and the proposal would change the nature of that and for this reason would not be supported.

Neighbouring Amenity

There is at least one window on the side elevation of No 2A which faces the application site; these window(s) need to be assessed in terms of any negative effect proposed development may cause. At present the nature of the windows is not known, detail should be provided if the scheme proceeds to application stage.

Besides the window(s) aforementioned, the proposed works are not considered to entail any elements that are considered to result in any material harmful effects in terms of loss of daylight, sunlight, outlook or privacy to neighbouring properties.

Conclusion

The proposal is discouraged and planning permission is unlikely to be approved in its current form. The host property is humble and subordinate in nature, and its scale adds variation to the streetscene and valuable glimpses of rear garden foliage beyond which is an important characteristic of the conservation area.

If planning permission were to be pursued, sections and side elevations must be submitted, so that the proposed massing can be fully understood, as well as details of any neighbouring windows that face the site.

Please note that historic extensions (not assessed against current policies) and developments constructed without planning permission (either unlawfully or through permitted development) do not set a precedent for an acceptable form of development at the subject site.

1. Planning application information

Should you choose to submit 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 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'
- 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'
- Design and access statement
- The appropriate fee
- 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 notice on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. You are advised to contact your neighbours, prior to submission, to discuss the proposals.

Non-major applications are typically 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 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.

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

Yours sincerely,

Miriam Baptist
Planning Officer
Planning Solutions Team