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**Re: Maisonette Basement And Ground Floor, 36 Upper Park Road, London, NW3 2UT**

Thank you for submitting a pre-planning application enquiry for the above property which was received on 13/10/2023 and the fee of £498.70.

### **1. Proposal**

The current proposals seek to demolish an existing side ground/1st floor extension and build a new 2-storey side extension, installation of a spiral stair and alterations to 2 rear windows.

### **2. Site description**

The application site is located on the eastern side of Upper Park Road at the junction with Tasker Road and relates to a four storey terraced building. The proposal relates to the maisonette at the lower ground and ground floor levels. The property is located within the Parkhill Conservation Area.

### **3. Relevant planning history**

No relevant planning history

### **4. Relevant policies and guidance**

**National Planning Policy Framework 2021**

**London Plan 2021**

**Camden Local Plan 2017**

A1 Managing the impact of development  
D1 Design  
D2 Heritage

**Camden Planning Guidance**

CPG Design  
CPG Amenity  
CPG Home improvements

**Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011**

## 5. Design/Heritage

Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest design quality and expects consideration of the character, setting and context of neighbouring buildings as well as the character and proportions of the existing building. Policy D2 states that the Council will preserve, and where possible, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

### Side extension

Paragraph 2.1.2 of the Council's planning guidance document *Home Improvements* states that side extensions should be secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing.

A number of properties along Upper Park Road feature two story side extensions, however these buildings are not located on a corner junction and therefore are not as visually prominent. The existing side extension comprises an upper ground floor side extension which rests on posts providing a covered area for the lower ground floor.

The principle of the removal and replacement of the existing timber structure with an associated infill at lower ground floor level can be supported subject to acceptable bulk, height and detailed design. However, any replacement structure should preserve or enhance the character and appearance of the Conservation Area.

The original scheme submitted by the applicant included a two storey side extension. The front part of the extension would measure 2.2m in width and the rear part would measure 3.2m, the upper floor would be chamfered to take account of a neighbouring window at Tasker Lodge. Excluding the porch of the host dwelling, the proposed extension would be in line with the front elevation of the property. The footprint of the lower ground floor angled extension as shown in this preliminary Pre-App package (36UPR\_P151) would be considered acceptable. However, in order to ensure the proposed extension would remain subordinate in appearance to the main building, the footprint of the upper level should not be any larger than the upper ground floor of the existing extension.

Post site visit a redesigned scheme was submitted reducing the depth of the upper ground floor element and expanding the lower ground floor. Regarding the revised scheme the extension would extend further on the lower ground floor up to the boundary to a maximum depth of 4.5m. This would retain a small courtyard area to access the property. At 4.5m in width this would be over half the width of the original host dwelling and would be considered to overwhelm the property and negatively impact the conservation area. You are advised to reduce the width of the lower ground extension to ensure it remains subordinate to the main building.

On both schemes the upper ground floor side elevation window should be omitted, and the front elevation window scaled and fenestrated to match No. 34 Upper Park Road next door, this would help to prevent the extension appearing to dominate the host dwelling,

The lower ground floor should have a more traditional joinery arrangement on the front elevation (corner window omitted) as this presents immediately to the streetscape and is visible from the public realm.

While the Council is sympathetic to the desire to increase the living accommodation of the property, it appears that this could not be achieved without causing harm to the character and appearance of the Park Hill and Upper Park Hill Conservation Area

and its neighbouring dwellings.

The proposed rear stairs are similar in design to other houses on the street. Due to its location at the rear, it would not appear dominant from the street scene and is considered acceptable. Additionally, there have been no concerns raised regarding the window alterations to the rear from Camden's conservation team.

The two schemes would result in an overly large and dominant extension that is considered to detract from the character and appearance of the conservation area and the host dwelling. Consequently, the proposed development would not be supported in design terms.

## **6. Amenity**

Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development 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. This includes privacy, outlook, daylight, sunlight and noise. CPG (Amenity) provides specific guidance with regards to privacy and outlook.

The proposed extension would sit at the junction with Tasker Road with both elevations facing the highway. It is not considered that any proposed windows on this corner would result in additional overlooking impacts. As the proposed extensions are set 17m from the nearest dwellings on Upper Park Road it is not considered it would impact these neighbouring properties sunlight.

Tasker Lodge which sits on the boundary with 36 Upper Park Road has 2 windows facing this courtyard which are within 1.69m. As information regarding the use of the rooms that these windows serve has not been provided it is not possible to assess the impact of the proposal on the amenity of the neighbouring occupiers in Tasker Lodge. It is not clear if these windows are the only windows that serve habitable rooms. Due to the proposed development enclosing these windows there may be loss of daylight as well as loss of outlook from these windows and may have a harmful impact on the neighbour's amenity. You are encouraged to review this element of the scheme. A daylight and sunlight assessment would be required to be submitted as part of any future proposal.

The proposed stairs to the rear elevation joins an existing rear balcony, as there stairs would only be used for access purposes only between the two floors and would not be used as an external amenity area this element of the proposal would not have a harmful impact on neighbouring privacy.

Therefore it is not anticipated that the proposed extension would be harmful to the neighbouring amenities in terms of loss of light or privacy.

## **7. Trees**

There are two mature trees within the subject site along with several shrubs which will contribute to the character and appearance to the conservation area, the applicant has proposed to remove this,

It is not possible to assess the scheme from an arboricultural perspective due to the absence of an arboricultural impact assessment and tree survey in accordance with BS5837:2012 in the pre-app submission. Therefore, any such submission of a planning application will need to be accompanied by an arboricultural impact assessment and tree survey.

Please note that the Council will resist the loss of significant trees and will not

support schemes which may be harmful to the health and well-being of any trees in the conservation area.

## **8. Other**

### Consultation

The applicant is encouraged to engage with the residents of the adjoining properties prior to any formal submission.

### Electronic submission

If you do submit an application please submit your

application via the planning portal at:

<https://www.planningportal.co.uk/>

## **9. Conclusion**

The two different options proposed for a 2 storey side extension are considered unacceptable in principle and would be considered to detract from the appearance and character of the host building and wider conservation area. Due to the footprint and bulk proposed by both options they would be considered to result in over development and would not be supported. The proposed development may disrupt the amenity of Tasker Lodge however more information would be required to assess the impact to the two windows which face the proposed courtyard.

The proposed rear stairs and two rear window alterations are considered acceptable and would not detract from the conservation area or produce amenity impacts to nearby residents.

A tree impact assessment in accordance with BS5837:2012 would be required to assess the impact on the neighbouring trees and shrubs.

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 Blythe Smith on 020 7974 3892.

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

Yours sincerely,

Blythe Smith

Planning Officer  
Planning Solutions Team