

Date: 03/07/2024
Our reference: 2024/1603/PRE
Contact: Lauren Ford
Email: lauren.ford@camden.gov.uk

Dear Sir/Madam,

RE: The Coach House, 3A Upper Park Road London, NW3 2UN

Thank you for submitting the above follow up pre-application request. The original pre-app request was for:

- The erection of two-storey side extension and a basement development with associated front and rear lightwells, along with external alterations to the front and rear of the existing building (2023/3519/PRE).

This follow up pre-application request seeks to address the concerns previously raised by the Council regarding the location of the entrance staircase, and seeks to internalise the staircase.

This response should be read alongside the previous response as some of the information provided will still be relevant.

1. Constraints

- Parkhill Conservation Area
- Article 4 Basements

2. Site Description

The site comprises a two storied semi-detached dwelling (coach house) built in the 1980's and is located within the Parkhill conservation area. The application property is one of a series of Italianate-style villas found within the conservation area. The coach house adjoins the original Victorian villa at 3-5 Upper Park Road which is noted in the guidance as making a positive contribution to the conservation area. The building on the application is not noted as making a positive, neutral or negative contribution to the conservation area.

In terms of the surrounding area, many of the properties have already been extended at upper and lower ground floor levels, with varying design, scales etc.

This property is at the end of a row, with its flank facing onto the garden of a block of flats with a relatively open aspect. As such, it is visible in public views of the surrounding area, including in views from the direction of Haverstock Hill.

3. Proposal

The key changes sought through this follow-up pre-app when compared with the previous pre-app are as follows:

- Internalised staircase
- Changes to the boundary wall
- Increase in the size/scale of the side extension
- Changes to the basement

4. Relevant Policies and Guidance

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

A1 Managing the impact of development

A2 Open Space

A3 Biodiversity

A4 Noise and Vibration

A5 Basements

D1 Design

D2 Heritage

CC1 Climate change mitigation

CC2 Adapting to climate change

Camden Planning Guidance

CPG Home Improvements (2021)

CPG Design (2021)

Parkhill and Upper Park Conservation Area Appraisal

Draft Camden Local Plan

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Your submission refers to the Camden Core Strategy 2010-2025. This document has been superseded by the Camden Local Plan 2017.

5. Relevant Planning History

Relevant Planning History

Application Site

2023/3519/PRE: The erection of a two-storey side extension and a basement development with associated front and rear lightwells, along with external alterations to the front and rear elevations of the existing building. Pre-application advice issued, 06/03/2024.

Neighbouring site(s)

The application documents provided the following examples of nearby 'precedent'. A response to these has been previously provided within 2024/1603/PRE.

6. Assessment

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

- Heritage and design
- Amenity
- Basements
- Trees

7. Heritage and Design

Policies D1 and D2 from the Local Plan are relevant as the site is located within a Conservation Area.

The change to internalise the staircase is positive and is consistent with the advice previously given by the Council. The change would ensure that the proposal does not compete with the main staircase at No 3. Further, the location of the front door, which would be visible from the street, is likely to be acceptable and would allow for passive surveillance.

The changes to the side extension, which includes an additional small single storied side extension is likely to be acceptable, and would be subordinate, being limited in height and scale, and setback from the front elevation.

The changes proposed to the boundary wall are likely to be acceptable, resulting in a more modern wall, reflective of the overall development, and would therefore not appear out of place. Further, the height and materials of the wall are considered appropriate.

8. Amenity

The changes proposed through the amended drawings do not raise any additional amenity concerns beyond those previously covered through 2023/3519/PRE.

9. Basements

The proposed changes have resulted in minor changes to the configuration of the proposed basement level which does not raise any concerns.

10. Trees

It is acknowledged that the design statement confirms that a detailed arboricultural impact assessment in accordance with BS5837:2012 is currently in progress and will be included as part of any subsequent planning application.

11. Conclusion

The principal of the proposed works is supported by the Council.

If you are minded to submit a planning application, you should 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 / roof plans at a scale of 1:50 labelled 'existing' and 'proposed' (with a scale bar on the drawing)
- Elevation and section drawings at a scale of 1:50 labelled 'existing' and 'proposed' (with a scale bar on the drawing)
- Design and access statement (making specific reference to the conservation area)
- Arboricultural assessment including:
 - a pre-development tree survey
 - a tree constraints plan
 - an arboricultural impact assessment
 - an arboricultural method statement including a tree protection plan.
- Sustainability report
- Noise impact assessment
- Basement impact assessment
- The appropriate fee

All pdfs submitted via the Portal should be labelled so it is clear what the drawing or document relates to e.g. existing front elevation.

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:
Lauren.Ford@camden.gov.uk.

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

Yours sincerely,

Lauren Ford
Planning Officer