

Date: 25/06/2024
Our reference: 2024/0905/PRE
Contact: Lauren Ford
Email: lauren.ford@camden.gov.uk

Dear Sir/Madam,

RE: Flat 5, 1 Lyndhurst Gardens London, NW1 1BA

Thank you for submitting the above pre-application request. The proposal is for:

- First floor conservatory

1. Constraints

- Fitzjohns Netherhall Conservation Area

2. Site Description

The site is located on the corner of Lyndhurst Gardens and Akenside Road.
The site is within the Fitzjohns Netherhall Conservation Area, and is identified in the conservation area statement as being a positive contributor. No listed buildings are affected.

3. Proposal

The applicant is seeking pre-application advice for a conservatory at first floor level, on top of an existing terrace, a portion of which would be retained. The conservatory would comprise a flat roof and a rooflight, and would be located on the northern side of the existing building.

4. Relevant Policies and Guidance

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

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).

Camden Planning Guidance

CPG Home Improvements (2021)

CPG Design (2021)

Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan

5. Assessment

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

- Heritage and design
- Amenity

6. Heritage and Design

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.

The conservation area statement states the following with respect to extensions:

- *Extensions to existing buildings should be subservient in height, scale, massing and be unobtrusive to the exiting landscape and townscape character of the Area. In most cases extensions should be no more than one storey in height.*
- *Alterations and extensions will not be acceptable where they will spoil the uniform elevations of a terrace or group of buildings. Side extensions and infills will be resisted where a gap/view is compromised and the symmetry and composition of a building is impaired.*

The proposed extension would be located at first floor level, on top of an existing terrace, along the northern side elevation of the existing building. While it is acknowledged that the extension would not be visible in public views, Council are not supportive of the principle of the proposed development from a design and heritage perspective.

Council considers that the location of a conservatory at first floor level, such as that proposed is inappropriate. The proposed development is not subservient to the host building given its height and location, would detract from the roofline which is a

prominent feature of the subject building and would affect the symmetry of the rear elevation. It is also noted that the conservatory would not be setback from the rear building line. The conservatory is on an existing terrace which allows the elevation to be fully expressed. Whilst there are other examples of extensions at this level, it is felt that this addition would dominate the existing building and the original features would be compromised.

The design of the conservatory, notable the materials and level of glazing proposed is unacceptable and would not relate to the host building which is identified as a positive contributor.

Overall, the proposed development would be harmful to the character and appearance of the Fitzjohn's Netherhall Conservation Area.

7. 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 redevelopment 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.

Given the nature and location of the proposed development, it is not considered that the proposal would result in any unacceptable amenity related effects.

8. Conclusion

The principle of the proposed development would not be supported by Council.

If you are minded to submit a planning application, I would advise you to 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 plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement (making specific reference to the conservation area)
- The appropriate fee

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 on Lauren.Ford@camden.gov.uk.

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

Yours sincerely,

Lauren Ford
Planning Officer