

Date: 26/06/2024
Our reference: 2024/1127/PRE
Contact: Lauren Ford
Email: lauren.ford@camden.gov.uk

Dear Sir/Madam,

RE: 104 Camden High Street London, NW1 0LU

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

- Mansard roof extension, two-storey rear extension at first and second floor levels, replacement windows and extend existing rear ground floor level.

1. Constraints

- Camden Town Conservation Area
- Local Plan Centre (Camden Town)
- Local Plan Frontage (Camden Town)

2. Site Description

The application site comprises a three storied plus basement property located on the eastern side of Camden High Street, just north of the junction with Pratt Street.

The site is within the Camden Town Conservation Area, and no listed buildings are affected. The site is identified as making a positive contribution to the Camden Town Conservation Area.

3. Proposal

The applicant is seeking pre-application advice for the following:

- Mansard roof extension;
- Two-storey rear extension at first and second floor levels;
- Replacement windows; and
- Increase in height of the rear ground floor level.

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)

Camden Town Conservation Area Appraisal and Management Strategy

5. Relevant Planning History

Application Site

None

Neighbouring site(s)

2018/0180/P (106 Camden High Street): *Two storey rear extension at first and second floor level to enlarge two existing studio flats to one bedroom flats and replacement windows to upper floors of front elevation. **Granted/02/03/2018.***

2018/5848/P (106 Camden High Street): *Erection of a mansard roof including increasing the height of the rear parapet wall to facilitate the formation of a 2 bed maisonette at third and fourth floor levels in connection with the extensions and alterations to the building under planning permission dated 29/01/2018 (ref 2018/0180/P) for two storey rear extension at first and second floor level to enlarge two existing studio flats to one bedroom flats and replacement windows to upper floors of front elevation. **Refused, 05/04/2019, appeal dismissed 13/11/2019.***

6. Assessment

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

- Heritage and design
- Amenity

7. 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 site is a non-designated heritage asset within the Camden Town Conservation Area. The Council has a statutory obligation to preserve or enhance the character and appearance of the conservation area, to which the subject site makes a positive contribution.

The CPG (Home Improvements) states the following with respect to rear extensions:

- *Be subordinate to the building being extended*
- *Be built from materials that are sympathetic to the existing building*
- *Respect and preserve the original design and proportions of the building*
- *Respect and preserve existing architectural features*
- *Be carefully scaled in terms of its height, width and depth*

The CPG (Home Improvements) states the following with respect to mansard roof extensions:

- *Be subordinate to the host building*
- *Include features informed by the host building and surrounding context*
- *Take the form of a traditional mansard*

Mansard roof extension

The conservation area statement identifies that much of the uniformity of surviving terraces has been lost due to additional storeys which have broken the parapet line, and mansard roofs which have altered the roof form to the detriment of the character and appearance of the conservation area. It advises that such extensions may be acceptable where they consolidate or are consistent with the pattern of their group setting.

In this instance however, the principle of the proposed low mansard roof would not be supported by Council. It would fail to preserve or enhance the character and appearance of the subject terrace or wider conservation area. There are no mansard roofs present in the grouping of nos. 102-110 which are identified as making a positive contribution to the character and appearance of the conservation area. In fact, a proposal for a mansard roof at 106 Camden High Street has previously been refused, and dismissed at appeal. Therefore, as this is a material planning consideration, we would not support a mansard roof on this property.

The Council would however likely be supportive of a proposed upward extension of one storey in brickwork to match the façade. This is because the building suffered from bomb damage, so the building fabric is more recent, and because such a proposed would maintain the stepping down scale of the High Street, as it progresses southwards.

Replacement windows

The principle of replacement windows is supported, however the front elevation windows should have a sense of hierarchy, so those proposed on the third floor should be shorter than those below. Windows should also be timber sliding sashes.

Two-storey rear extension at first and second floor levels

Council is supportive of the principle of the two-storey rear extension at first and second floor levels. This extension would be consistent with the pattern of development to the rear, notably the existing extension at 106 Camden High Street which was granted in 2018. Further, the rear of the property is not visible from the street, and would only be subject to enclosed private views within the block. The rear of the property is not visible from public views.

Increase in height of rear ground floor level

Council raises no concerns regarding the increase in height of the rear ground floor level, which would match that of no 106. The inclusion of a green roof on the new rear first floor roof would be a welcome addition. Details would be secured via condition.

Materials

No details of proposed materials have been provided. Brickwork should be used to match the existing and windows should be timber sash.

8. 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.

The proposed two storey rear extension would have a potential impact on the light afforded to the windows at 106 Camden High Street. It should be demonstrated whether the proposal meets the 45-degree rule. A daylight and sunlight assessment would be required to support an application.

Given the scale, nature and location of the other elements of the proposal, it is not considered that the proposal would result in any other potential amenity related concerns.

9. Conclusion

With the exception of the mansard roof, the principle of the proposed development as submitted as part of this pre application is generally 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)
- Daylight and sunlight assessment
- 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