

Date: 22/04/2024
Our reference: 2023/5235/PRE
Contact: Lauren Ford
Email: lauren.ford@camden.gov.uk

Dear Sir/Madam,

RE: 263 Eversholt Street London, NW1 1BA

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

- First and second floor rear extension.

1. Constraints

- Camden Town Conservation Area

2. Site Description

The application site comprises a four storied mid-terraced property located on the western side of Eversholt 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.

The front of the ground floor comprises a retail space, and the remainder of the property is residential. This pre-app relates to the first and second floors of the building.

3. Proposal

The applicant is seeking pre-application advice for first and second floor rear extension. The proposed materials include brickwork to match the existing, timber framed windows and a steel balustrade. A green roof is also proposed on the extension roof.

The proposed extension would result in an increase to the size of Flats 1 and 3, which are existing studio flats.

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

Camden Planning Guidance

CPG Home Improvements (2021)

CPG Design (2021)

Camden Town Conservation Area Appraisal and Management Strategy

5. Relevant Planning History

Application Site

2013/3134/P - Use as 1 x 1 bedroom flat on lower ground floor, 1 x studio flat on lower ground floor and 6 x studio flats on first, second and third floors (Class C3). **Granted, 09/08/2013.**

2017/6900/P - Change of use from A1 (retail) to A3 (restaurant) at ground level and the installation of a extract/ventilation duct to rear elevation (retrospective). **Refused and warning of enforcement action to be taken, 05/03/2018.**

2022/0819/P - Use as three self-contained flats on ground floor. **Granted, 14/07/2022.**

Neighbouring site(s)

2015/5206/P (267 Eversholt Street): Excavation to create basement level, ground floor rear extension and single storey outbuilding to the rear to enlarge the retail shop (retrospective). **Granted, 02/02/2016.**

2012/0736/P (275 Eversholt Street): Erection of rear basement and ground floor level extension (following demolition of existing timber shed) and relocation of rear external stairway to garden. **Granted, 09/05/2012.**

27689 (265 Eversholt Street): The erection of a single-storey extension to the rear to provide kitchen and storage facilities. **Granted, 12/02/1979.**

6. Assessment

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

- Heritage and design
- Amenity
- Quality of accommodation

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 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 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 site is visible from other houses in the conservation area, and also in public views from Harrington Square/Hurdwick Place to the rear. The proposed development would be visible from such views.

The existing rear elevation of this area of Eversholt Street contains a few smaller single storied extensions at first floor level to the rear, however there are no extensions of a similar scale to that proposed present within the surrounding area. In fact, there are no rear extensions within the area granted under current planning policy and guidance. The proposed extension would be out of character with the prevailing pattern of development in this location, with respect to its scale, width and depth. The second-floor extension would add excessive bulk, and would mask the characteristic diagonal arrangement of windows that the rear of these properties display.

The proposed windows are of a single-light type that is uncharacteristic of the conservation area and would not be supported by Council. Windows should take a traditional form and match existing in design and materiality. The brickwork to match the existing is appropriate. The green roof is a welcome addition; details could be provided at the time of application, or could be secured via condition. The black steel balustrades are considered appropriate, however their location should be clearly identified on the proposed first floor plan.

Overall, Council is not supportive of the proposed development from a heritage and design perspective. The scale is out of character with the prevailing pattern of development along this area of Eversholt Street, and would be harmful to the character and appearance of the Camden Town Conservation Area, setting an unwelcome precedent in this area.

Council is supportive of the principal of some form of a rear extension in this area, however it should be single storied, not extend any deeper than existing extensions within the area (e.g. 265 Eversholt Street) and should not be full width.

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.

Due to the scale and location of the proposed development, any future application should be accompanied by a daylight and sunlight assessment prepared in accordance with the BRE guidance. This would determine whether or not the proposal would result in acceptable daylight and sunlight effects on neighbouring properties, notably No.261.

Planning history indicates that the existing first floor rear extension at 265 Eversholt Street is used for kitchen and storage facilities, thereby reducing the potential for amenity related effects on this property.

It appears that an outdoor amenity space would be created for use by Flat 1, which is welcomed. The steel balustrades associated with this should be clearly identified on the proposed first floor plan.

Overall, whether the proposal would be acceptable with respect to amenity would be largely dependent on the contents of a daylight and sunlight assessment.

9. Quality of Accommodation

The proposed extension would result in an increase in size to existing flats 1 and 3 which are both studios. This is a positive, increasing the quality of accommodation that currently exists.

10. Conclusion

The proposed development would not be supported by Council, however single storied rear extension at first floor level, smaller in scale than that proposed would likely be supported.

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