



**Date: 05/11/2024**  
**Our ref: 2024/4140/PRE**  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Gideon Purser,

**Re: 2 St Paul's Crescent, London, NW1 9XS**

Thank you for submitting a pre-planning application enquiry for the above property. The required fee of £533.50 was received on 26/09/2024 and a site meeting was held on 14/10/2024.

### 1. Proposal

The proposal includes:

- Demolition of the existing lower ground floor rear extension;
- Erection of a replacement lower ground floor rear extension;
- Erection of side infill extension; and
- Alterations to the front stairs and front boundary wall.

### 2. Site Description

The subject site is a three-storey semi-detached dwelling located on the north side of St Paul's Crescent, west of the junction with Marquis Road. The building is constructed from light buff stock bricks and features a large front window at upper ground floor level and two windows at first floor level. It is situated within the Camden Square Conservation Area and is identified as making a positive contribution to its character and appearance.

### 3. Relevant Planning History

**15597** – Conversion of 2 St. Paul's Crescent, N.W.1, into 2 self-contained units involving the construction of rear and side additions. **Granted 16/03/1973**

**2019/5760/P** – Erection of single storey rear extension following demolition of existing, alterations to existing side infill extension, like for like replacement of windows. **Granted 25/03/2020**

**2020/2835/P** – Replacement of single storey rear extension, with balcony, railings and rooflights above; replacement of doors on main elevation; alterations to windows on side elevation. **Granted 08/09/2020**

#### 4. Relevant Policies and Guidance

##### The National Planning Policy Framework 2023

##### The London Plan 2021

##### Camden Local Plan 2017

- A1 Managing the impact of development
- A3 Biodiversity
- D1 Design
- D2 Conservation

##### Camden Planning Guidance (2021)

- CPG Design
- CPG Home Improvements
- CPG Amenity
- CPG Trees

##### Camden Square Conservation Area Appraisal and Management Strategy (2011)

#### 5. Assessment

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

- Design and Conservation
- Trees
- Amenity

#### 6. Design and Conservation

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 architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

##### Rear and Side Infill Extensions

The existing lower ground floor rear extension is of modern construction, being approved in 1973. Thus, its removal is considered acceptable and will not unduly impact the character of the host building nor that of the wider Conservation Area.

The proposed single-storey rear extension is considered represent a proportionate and subordinate addition that would not cause harm to the character and setting of the host and neighbouring properties. The proposed extension would encompass a similar footprint to the existing half-width extension and would include an area along the northeast boundary with 23 Marquis Road. The lower ground floor bay window feature would be substantially retained, which will ensure that defining elements of the historic host dwelling are retained.

Although the design of the extension is modern and curvilinear in form, the proposed use of steel, tile, and curved glass will complement the historic character of the host dwelling while allowing the extension to remain legible as a modern addition. Further details of the proposed materiality should be provided with any future application, the details of which are likely to be required by condition.

The existing roof terrace at upper ground floor level would be reinstated on top of the new extension, and a metal balustrade installed. The area of the terrace will not substantially increase, thus limiting any future impacts on neighbouring amenity. Details of the metal balustrade should be included with any future submission.

Many properties along this side of St Paul's Crescent have single-storey rear extensions at lower ground floor level, similar to the one currently proposed. Therefore, the rear extension is not considered to cause harm to the character of the surrounding Conservation Area given its limited visibility from the public realm and the prevalence of similar sized extensions to neighbouring properties in the street.

Along the side elevation, the existing pedestrian walkway is proposed to be infilled with a single-storey extension running the entire length of the building. It is considered represent a proportionate and subordinate addition that would not cause harm to the character and setting of the host and neighbouring properties. Only a small portion of the extension would be visible from the street, thus would have limited impact on the wider Conservation Area.

The extension would feature a matching brick facade with false window, adding subtle detail to the front elevation. A coping stone would surround the flat roof, which would be finished with a green roof to improve biodiversity and water abatement on the site.

### **Front Garden Works**

Works to the front garden include the reinstatement of the masonry boundary wall and piers to the front garden and recladding the front steps with bull nosed stone treads. These works are considered minor in scope and scale and will not impact the historic character of the host building or wider Conservation Area.

## **7. Trees**

It is noted that all trees located within a Conservation Area are protected and every effort should be made to ensure their retention. Policy A3 supports the protection of trees that are important to the local character, streetscape, biodiversity, and the environment.

Any trees proposed to be removed, either due to health and safety concerns, or due to development, will require permission from the Council. Any future application should include an Arboricultural Report, which will be reviewed and assessed by the Council's Tree Officer. The Arboricultural Report should be accompanied by a landscaping plan indicating the location of the replacement trees if any are to be removed.

## **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 extensions would be flanked on one side by the existing brick boundary wall and its overall, size, height and depth are not considered to cause harm to the amenity of the neighbouring residents in terms of loss of light or outlook. Similarly, the reinstatement of the roof terrace would have the same outlook as the existing terrace and would not exacerbate current levels of overlooking as a result.

## 9. Planning Application Information

Should you choose to submit a planning application which addresses the outstanding issues detailed in this report satisfactorily without resubmitting another pre-application, I would advise you to submit the following for a valid planning application:

- Completed application form
- An ordnance survey-based location plan at 1:1250 scale denoting the site in red
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Planning Statement
- Design and Access, and Heritage Statement
- Arboricultural Report
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a notice on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. You are advised to contact your neighbours to discuss the proposals.

**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 Daren Zuk on **020 7974 3386**.

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

Yours sincerely,  
Daren Zuk

**Principal Planning Officer  
Planning Solutions Team**