

Pre-application advice: 2 and a half Rudall Crescent, NW3 1RS

Contact

Date:	02/12/2024
Our ref:	2024/5057/PRE
Contact:	Kristina Smith
Direct line:	020 7974 4986
Email:	Kristina.Smith@camden.gov.uk

Pre-application request:

Valid date:	01/10/2024
Proposal:	Erection of front extension together with outbuilding and hard and soft landscaping
Site visit:	Carried out during previous application

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.

Relevant site constraints and designations:

- Conservation area – Hampstead
- Neighbourhood Plan - Hampstead

Outcome:

Unacceptable – the principle of an extension in this location is not supported, as established by the refusal of planning permission ref. 2023/0421/P

Key issues:

The table below indicates where proposals comply with policy (in green), where they could comply if changes are made (in amber), The relevant policies mentioned below are set out in the appendix.

Issue	Policy compliance	Comments
Design / heritage (front extension):	Does not comply (Policy D1, D2 (Camden Local Plan) and DH1, DH2 (Hampstead Neighbourhood Plan))	The proposal would disrupt the established front building line which is generally consistent along this side of Rudall Crescent. Owing to its height and location it would be a prominent addition that would harm the character and appearance of the conservation area.

Amenity impact	Complies (Policy D1, A1)	Acceptable impact. The extension would cause no harmful amenity impact through issues like loss of light or excessive overlooking.
-----------------------	-----------------------------	--

Other comments:

- The front extension would be more prominent than the existing pitched roof porch. It would be wider and brought forward to adjoin the front boundary wall, combining to make it a far more prominent addition within the streetscene.
- A smaller, more discrete extension may be possible to the side of the property which, together with internal alterations, could provide a suitable step-free ground floor living arrangement with carer accommodation at first floor.
- There is no issue with the principle of altering the access arrangements (i.e from the front to the side of the house); however, it is not clear how access is achieved between the house and the street. There doesn't seem to be a way to overcome the level change apart from to access the scooter and refuse house which doesn't appear to provide an onwards route to the street.
- The area of soft landscaping within the garden would be significantly reduced. The impact on drainage could be offset by an attenuation system but there would be a loss of biodiversity potential and amenity space for future occupiers.
- The cumulative effect of the extension and the refuse / mobility scooter storage house would occupy a large area of the relatively small garden area. As above, the proposal should seek to increase the amount of soft landscaping to offset this and minimise impermeable surfacing.
- If the front extension were otherwise acceptable, the use of matching materials and conservation style rooflights would be appropriate. Any alternative design should look to incorporate these elements.
- The alterations to the side fenestration are acceptable.

Appendix:

Relevant history

2023/0421/P - Erection of ground floor front extension with roof terrace above and associated alterations to front elevation. **Refused 28/04/2023**

2023/4898/P - Erection of single storey side extension with roof terrace and associated landscaping. **Withdrawn 24/10/2024**

Policies and guidance

National and regional policy and guidance

[National Planning Policy Framework 2023 \(NPPF\)](#)

[National Planning Practice Guidance \(NPPG\)](#)

Local policy and guidance

Camden Local Plan (2017):

[Policy A1 Managing the impact of development](#)

[Policy D1 Design](#)

[Policy D2 Heritage](#)

[Policy A3 Biodiversity](#)

[Policy C6 Access for all](#)

Hampstead Neighbourhood Plan (2020)

[DH1: Design](#)

[DH2: Conservation areas and listed buildings](#)

[NE2: Trees](#)

Supplementary Planning Documents and Guidance:

[Home Improvements – January 2021](#)

[Amenity – January 2021](#)

[Hampstead Conservation Area statement \(2002\)](#)

Draft Camden Local Plan:

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The consultation closed on 13 March 2024. The DCLP is a material consideration 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).

Documents to submit with a planning application:

[Local application requirements](#) can be found online. The following checklist should ensure your application is valid on submission.

- The [correct fee](#) of £0 (exemption from charge due to disability)

- The correct [application form](#) (Householder application)
- A [site plan](#) at a scale of 1:1250 (or 1:500 for larger sites)
- Existing and proposed [floorplans](#) (showing affected floors) and roof plan
- Existing and proposed rear [elevation](#)
- Existing and proposed side [elevation](#)
- An Arboricultural statement including tree protection measures
- Landscaping plan including SuDs details