

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	07/04/2025
		N/A / attached		<b>Consultation Expiry Date:</b>	23/03/2025
<b>Officer</b>			<b>Application Number(s)</b>		
Henry Yeung			2025/0548/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
32 Camden Square London NW1 9XA			Refer to draft decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of a two-storey rear extension at ground and basement levels and installation of slimline aluminium doors in place of existing patio doors.					
<b>Recommendation(s):</b>		Refuse planning permission			
<b>Application Type:</b>		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
			No. electronic	01		
Summary of consultation responses:	Site notices were displayed on the 21/02/2025 and expired on the 17/03/2025.					
	A press notice was displayed from 27/02/2025 to 23/03/2025.					
	One objection letter was received against the development from a neighbouring occupier and summarised as follows:					
	Issues with consultation process:					
	<ul style="list-style-type: none"><li>The site notice was only posted after 17 March 2025, yet it states comments were due by 17 March 2025. The online comment section states a different deadline (23 March 2025), creating confusion.</li></ul>					
	<u>Officer's Response</u>					
	<ul style="list-style-type: none"><li>The site notice was displayed between 21/02/2025 and 17/03/2025, ensuring that the statutory consultation period was met. The online consultation period deadline of 23/03/2025 refers to the press notice, which is a separate requirement for public notification.</li></ul>					
	Impact on Amenity:					
	<ul style="list-style-type: none"><li>The proposal infringes their right to light, replacing a slender glasshouse roof with a taller, deeper masonry structure. It negatively impacts their outlook from the kitchen, balcony, and garden.</li></ul>					
	<u>Officer's Response</u>					
	<ul style="list-style-type: none"><li>We have assessed the potential impact on neighbouring properties and can confirm that the proposed extension raises the current height by only 0.5m. Given its North-East orientation, the extension will not significantly affect daylight access to the habitable rooms. Additionally, the scale and positioning of the development have been designed to ensure there is no undue harm to outlook or amenity.</li></ul>					
	Concerns About Scale & Precedent:					
	<ul style="list-style-type: none"><li>The extension protrudes further into the gardens than any existing buildings in the square. The resident believes the Conservation Area Advisory Committee (CAAC) will have concerns about setting a precedent. It is unclear if the proposal meets Camden's minimum distance policies.</li></ul>					
	<u>Officer's Response</u>					

	<ul style="list-style-type: none"> <li><i>The proposed two-storey extension, due to its excessive size, full-width footprint, and overall scale, would result in a dominant and disproportionate addition to the host property. The box-like design with extensive glazing appears incongruous and bulky, failing to integrate with the existing building and negatively impacting the outlook within the Conservation Area.</i></li> </ul> <p><b>Process for determination</b></p> <ul style="list-style-type: none"> <li>The resident asks whether the application will be considered by committee.</li> <li><u>Officer's Response</u></li> </ul> <p><i>This application will be determined by the Council under delegated authority in line with the Council's Scheme of Delegation.</i></p>
Camden Square CAAC	No responses were received regarding the application.

## Site Description

The application site is located on the southern side of Camden Square, within the Camden Square Conservation Area, and comprises a three-storey plus basement level semi-detached property. The host building is neither listed nor locally listed, however the applicant site is identified as positive contribution to the character and appearance of the Conservation Area.

## Relevant History

No relevant planning application was found for the application site itself; however, there are approved schemes regarding extensions within the same row of housing.

### 40 Camden Square

2016/3006/P “Erection of single-storey rear extension with terrace and side extension at lower ground floor level with associated boundary and landscape alterations.” 07-07-2016      Granted.

### 42 Camden Square

2015/6094/P “External alterations including erection of a single storey rear extension at lower ground floor level with associated roof terrace.” 04-11-2015      Granted

## Relevant policies

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

A1 Managing the impact of development

A3 Biodiversity

D1 Design

D2 Heritage

Camden Planning Guidance (2021)

- CPG Amenity
- CPG Design
- CPG Home Improvements

Camden Square Conservation Area appraisal and management strategy (2011)

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).

## Assessment

### 1. Proposal

1.1 The proposal is for the erection of a two-storey rear extension at ground and basement levels and the installation of slimline aluminium doors in place of existing patio doors at basement level on the rear elevation to access the rear garden.

1.2. Key planning issues are as follows:

Design & Heritage

Amenity

Biodiversity

### 2. Design and Heritage

2.1 Policy D1 (design) of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Development should respect the local area in context and character; comprise details and materials that are of high quality and complement the local character; integrate well with the surrounding streets; respond to natural features and preserves gardens. Through Policy D2 (heritage), the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas.

2.2 The Camden Square Conservation Area appraisal and management strategy states that the appearance of characterful buildings within the Conservation Area can be negatively impacted by the removal or loss of original architectural features, as well as the use of inappropriate materials. Gaps between buildings are an important feature that provide relief in an otherwise densely developed environment, where buildings are typically arranged in three-storey terraces. The Council seeks to protect these gaps and will resist development in such spaces, particularly between semi-detached and detached properties. Additionally, back garden developments that are visible from the public realm will be resisted to preserve green gaps within streetscapes and maintain views along rear vistas.

2.3 The proposed two-storey extension, due to its excessive size, materials, and overall scale, would result in a dominant and disproportionate addition to the host property. The box-like design, incorporating extensive glazing, would introduce an incongruous and bulky form that fails to integrate harmoniously with the existing building. The two-storey nature of the extension, and the additional depth compared to the existing conservatory, would result in an extension that would fail to be subordinate to the host building and would dominate the rear elevation. Furthermore, the large, glazed elements would conflict with the established character of more solid and traditional rear elevations within the Conservation Area. It is noted that the existing conservatory projects beyond the side elevation and the proposal would have a similar projection, however, the increased height of the extension would be more visible in public views from the street and would diminish the existing gap between the building and detract from views into the green and leafy spaces between buildings. The existing conservatory aligns with the pitch and height of the lean-to structure which is set behind the parapet. The proposal would pop up above this height. Additionally, the extension does not respect the scale, mass, and relationship with the surrounding built environment. It is also worth noting that the approved extensions at No. 40 and No. 42 Camden Square are single storey, maintaining a more consistent and respectful scale in line with the character of the area. The proposed two-storey extension does not align with these precedents and, if approved, could set an undesirable precedent for future developments in the area.

2.4 Considerable importance and weight have been attached to the desirability of

preserving or enhancing the character or appearance of the conservation area. The proposal would result in less than substantial harm to the character and appearance of the conservation area. In accordance with para 215 of the NPPF, this harm should be weighed against the public benefit. There are no identifiable public benefits in this instance that would outweigh the harm.

2.5 As such, the proposal is contrary to Policies D1 and D2 of the Camden Local Plan 2017.

### **3. Amenity**

3.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The policy notes that the factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial lighting levels; impacts of the construction phase; and noise and vibration.

3.2 The potential impact of the proposed extension on neighbouring properties has been thoroughly assessed. The extension will protrude 4m beyond the existing building at No. 33 Camden Square, with a height increase of only 0.5m. Given its North-East orientation, the extension will not significantly affect daylight and sunlight access to habitable rooms in neighbouring properties. Furthermore, the extension has been carefully designed in terms of scale and positioning to ensure that there will be no adverse impact on the outlook or amenity of neighbouring properties. The extension is also set back from the adjoining boundary with No. 31 Camden Square, minimizing any potential for harmful effects. In terms of privacy, the extension is located 14.5m away from the rear elevation of 37 Murray Mews, with no side windows proposed, ensuring no issues of overlooking or privacy concerns.

3.3 As such, it is concluded that the proposal will not result in any detrimental impact on sunlight, daylight, privacy, or overall amenity for the neighbouring properties.

### **4. Biodiversity Net Gain**

4.1 It is noted that the Biodiversity Net Gain (BNG) requirement came into effect for small sites on 2nd April 2024. However, there are a number of statutory exemptions and transitional arrangements which mean that the BNG condition does not always apply. These are summarised by way of an informative attached to this decision.

4.2 This application is a householder application and therefore the application is exempt and the applicant is reminded of this by way of an informative attached to this decision.

### **5. Recommendation**

5.1. Refuse Planning Permission for the following reason:

1) The proposed rear extension, by virtue of its scale, mass, siting and design, would result in an incongruous and unsympathetic development that would cause harm to the character and appearance of the host building and Camden Square Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, and the London Plan 2021.