

Delegated Report		Analysis sheet		Expiry Date:	20/05/2025
		N/A		Consultation Expiry Date:	27/04/2024
Officer				Application Number(s)	
Matthew Kitchener				2025/1303/P	
Application Address				Drawing Numbers	
16 Bartholomew Villas London NW5 2LL				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey rear infill extension.					
Recommendation(s):		Refuse planning permission			
Application Type:		Householder Planning Application			
Informatives:		Refer to decision notice			
Consultations					
Adjoining Occupiers:		No. of responses	00	No. of objections	00
Summary of consultation responses:		A site notice was displayed 02/04/2025 which expired 26/04/2025. A press notice was published 02/04/2025 which expired 27/04/2025. No comments were received from neighbours during the determination process.			
Other responses:		Kentish Town Neighbourhood Forum and Bartholomew Estate & Kentish Town Conservation Area Advisory Committee were both notified and made no comment.			

Site Description

The property is a three-storey end of-terrace building villa style building. It benefits from a two-storey side extension and half-width single-storey rear extension. The property is not listed but is located within the Bartholomew Estate conservation area and makes a positive contribution.

Relevant History

Application Site:

2025/0442/P - Single storey rear infill extension at ground floor level – **Withdrawn 20/03/2025**.
Proposal considered to be contrary to policies D1 (Design) and D2 (Heritage) of the Local Plan.

2018/1345/P - Erection of a first and second floor side infill extension to dwellinghouse – Approved **24/04/2018**.

2018/1343/P – Certificate of Proposed Lawfulness for erection of 2 no single storey rear extensions to dwellinghouse – **Refused 27/04/2028**.

2017/6610/P - Erection of single storey rear extension and first and second floor side infill extension – **Refused 12/02/2018**.

Relevant policies

National Planning Policy Framework 2024

The London Plan 2021

Camden Local Plan 2017

D1 - Design

D2 - Heritage

A1 – Managing the Impact of Development

Camden Planning Guidance

CPG Design (2021)

CPG Home Improvements (2021)

Kentish Town Neighbourhood Plan 2016

D3 – Design Principles

Bartholomew Estate Conservation Area Appraisal and Management Strategy 2000

Draft Camden Local Plan

A [Submission Draft Camden Local Plan](#) (updated to take account of consultation responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination (following a further period of consultation). The Submission Draft is a significant material consideration in the determination of planning applications but still has limited weight at this stage.

Assessment

1.0. Proposal

- 1.1 It is proposed to erect a flat roof rear extension with parapet sides adjacent to an existing half width single storey extension. The extension would be constructed in brick, with a mix of green roof and rooflight. The extension measures approximately 5.3m deep, 3.6m wide and 3.6m high.

It would be constructed in brick to match the host property with white painted timber framed window and doors.

1.2 The main planning considerations for the proposal are:

- Design and Heritage
- Amenity
- Biodiversity

2.0 Design and Heritage

- 2.1 Local Plan policy D1 (Design) states that the Council will seek to secure high quality design in development. The Council will require that development that respects local context and character. Policy D2 (Heritage) states that development within conservation areas preserves or, where possible, enhances the character or appearance of the area and preserve garden spaces which contribute to the character and appearance of a conservation area.
- 2.2 The site lies within the Bartholomew Estate Conservation Area the character and appearance of which the Council has a statutory obligation to preserve or enhance. The Bartholomew Estate Conservation Area Appraisal and Management Strategy states that extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the conservation area is prejudiced. Rear extension should be as unobtrusive as possible and should not adversely affect the character of the building or conservation area. In most cases such extensions should be no more than one storey in height, and half width.
- 2.3 The CPG for 'Home Improvements' states that rear extensions should be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing. Respect and preserve the original design and proportions of the building and be carefully scaled in terms of its height, width and depth.
- 2.4 The extension would be constructed in brick, with a mix of green roof and rooflight. The extension measures approximately 5.3m deep, 3.6m wide and 3.6m high. It would be constructed in brick to match the host property with white painted timber framed window and doors.
- 2.5 The host building has previously benefited from a two-storey side extension and a separate single storey rear extension. The rear extension is approximately half the width of the property and its reduced width results in part of the form of the original building's rear fenestration being retained, specifically the window openings at ground floor and first floor and the brick arch above the external door to the rear garden. The proposed extension would result in the loss of the historic character and appearance of the entire ground floor at the rear of the property to the detriment of the character and appearance of the building. The height and presence of the parapet wall would also detrimentally impact on the appearance of the first-floor window opening and frame to the right side of the rear elevation and this would partially screen its appearance as a whole when viewed from ground level. This is considered to be contrary to Policy D2 of the Camden Local Plan and the aims and objective of the Bartholomew Estate Conservation Area Appraisal and Management Strategy.

- 2.6 The proposed extension would project approximately 5.3m from the rear wall of the existing building and its attachment to the existing rear extension results in the extension at the rear being full width in scale. It is considered that the depth and width of the extension in the conservation area would not respect the design, footprint and proportions of the original building or its end of terrace location within the conservation area. The resultant large footprint and bulk of the extension would detract from the character and design of the original property and is not considered to be carefully scaled to be in line with the wider appearance of the rear of the terrace in terms of its depth, height and total width when combined with the existing rear extension. This has the effect of appearing large and bulky in relation to the host building. The proposed extension does not appear as a subservient addition to the existing building, especially when combined with the existing rear extension. The rear of the property can be seen from private views from the surrounding properties and the large scale of the proposed extension caused by its excessive depth and width would appear dominant in relation to the rear of the building and adjoining properties within the terrace. The proposal is therefore contrary to policies D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan.
- 2.7 Special attention has been paid to the desirability of preserving or enhancing the character or appearance conservation area, under the Listed Buildings and Conservation Areas Act 1990 (as amended).
- 2.8 For the reasons outlined above, the proposed works would fail preserve or enhance the otherwise positive contribution which the host building makes to the character and appearance of the conservation area. The failure to preserve or enhance results in less than substantial harm to the character and appearance of the conservation area.
- 2.9 Paragraph 215 of the NPPF requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weight against the public benefits of the proposal.
- 2.10 In this instance, the Applicant has not demonstrated that there would be any public benefits arising from the proposal that would outweigh this less than substantial harm. As such, this constitutes a reason for refusal (RfR 1).
- 2.11 It is noted that Nos. 14 and 22 benefit from full width extensions however with regards to no.14. there is no relevant planning history available for this, and it is not therefore considered relevant precedent. Similarly, the rear extension at No.22 (2011/3820/P) was granted in 2011; prior to current policies and guidance and is also not considered to be relevant precedent.

3.0 Amenity

- 3.1 Policy A1 aims to protect the quality of life of occupiers and neighbours. This includes such factors as visual privacy, outlook, sunlight, daylight, overshadowing and artificial light levels.
- 3.2 The side wall of the extension would be set back from the side boundary wall of the property with its neighbour at No. 14 by approximately 0.9m and the total distance from the side wall of the adjoining property at No. 14 is approximately 1.7m.
- 3.3 Due to the distance to the boundary with No. 14 it is not considered that the proposal would have a detrimental impact on the residential amenities of the occupiers due to loss of daylight nor would it result in overlooking or loss of privacy due to the absence of any side facing

windows. Due to the nature of the external works, it is considered that the proposal would not result in any undue harm to the amenities of neighbouring occupiers and complies with policy A1 of the Camden Local Plan.

4.0 Trees and Biodiversity

- 4.1 Biodiversity Net Gain (BNG) requirements came into effect for small sites on 02 April 2024, however, there are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information provided, this proposal will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Householder Application.

5. Recommendation:

Refuse Planning Permission for the following reasons:

1. The proposed extension by reason of its depth, bulk and scale would be a dominant and incongruous addition and would not appear subservient to the original building or existing extension, resulting in harm to the character and appearance of the host building and the Bartholow Estate Conservation Area, contrary to Policies D1 and D2 of the Camden Local Plan 2017, and Policy D3 of the Kentish Town Neighbourhood Plan and the National Planning Policy Framework 2024.