

Date: 14/02/2025  
Our reference: 2024/5738/PRE  
Contact: Lauren Ford  
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Dear Sir/Madam,

**RE: 14 Briardale Gardens, London, NW3 7PP**

Thank you for submitting the above pre-application request. I acknowledge receipt of the pre-application fee of £533.50, paid on 06/01/2025. The proposal is for:

- Side extension to first and second floor levels and rear extension to part first floor level.

**1. Constraints**

- Redington Frogna Conservation Area
- Redington Frogna Neighbourhood Plan
- Underground development constraints – Subterranean (groundwater) flow and slope stability.

**2. Site Description**

The application site comprises a detached house located on the southern side of Briardale gardens.

The site is identified as a positive contributor within the Redington Frogna Conservation Area.

The majority of the turn-of-the-century houses on Briardale Gardens appear to have been designed by the architect Charles Quennell using two designs arranged alternatively to give both a degree of uniformity and variation to the streetscape.

**3. Proposal**

The applicant is seeking pre-application advice for the following works:

- Side extension to first and second floor levels
- Rear extension to part first floor level

Internal alterations are also proposed. However, it is noted that planning permission is not required for these.

#### 4. Relevant Policies and Guidance

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

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).

Redington Frognal Neighbourhood Plan (2021)

SD1 Refurbishment of Existing Building Stock

SD2 Redington Frognal Conservation Area

SD4 Redington Frognal Character

SD5 Dwellings: Extensions and Garden Development

SD6 Retention of Architectural Details in Existing Buildings

Camden Planning Guidance

CPG Home Improvements (2021)

CPG Design (2021)

#### 5. Relevant Planning History

Application Site

**2014/3988/P** - *Erection of a full width rear extension following demolition of existing bay window and replacement of existing windows and doors to the garage at side front elevation level, installation of new folding/sliding door and replacement of boundary fence to rear elevation associated with existing dwellinghouse. **Refused**, 29/07/2014.*

**2014/4654/P** - *Replacement (in part) of front boundary wall and enlargement of existing crossover. **Granted**, 21/10/2014.*

**2014/4817/P** - *Single storey rear extension. **Granted**, 13/08/2014.*

Neighbouring site(s)

**2024/3345/P (10 Briardale Gardens):** *Erection of single-storey ground floor rear extension; alterations to side elevation fenestration. **Granted**, 23/09/2024.*

## 6. Assessment

Planning permission is needed for alterations which materially affect the external appearance of land or buildings. We do not consider that planning permission is needed for the internal alterations proposed. The planning considerations material to the works which would require planning permission are as follows:

- Heritage and design
- Amenity

## 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 Council will preserve, and where appropriate, enhance conservation areas.

Policy SD4 of the Neighbourhood Plan requires development to complement the distinctive character of the Redington Frogna Area and immediate site context and Policy SD5 requires extensions to be designed to complement the character of the original building and context.

### Side Extension

The CPG (Home Improvements) states that side extensions should:

- *Be set back from the main front elevation*
- *Be secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing*
- *Be built from materials that are sympathetic to the existing building wherever possible*
- *Consider the installation of green roofs/walls and/or solar panels*
- *Protect significant views or gaps*
- *Ensure the established front building line is not compromised*
- *Ensure the architectural symmetry or integrity of a composition is unimpaired.*

There is an existing single storey side extension that is to be replaced by the proposed two storey side extension. The proposed extension would not extend out any further than the existing side extension (with the exception of the bay window). The extension has been detailed to be in keeping with the architectural 'Arts and Crafts' style of the host property. While the extension is large in scale, it is considered to be in keeping with the character of the host building and surrounding area.

No proposed roof plans have been proposed. A green roof should be incorporated onto the side extension roof. Details of this would be secured via condition or could be provided in the application submission.

## Rear Extension

The CPG (Home Improvements) states that rear extensions should:

- *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*

A rear extension is proposed to the bay window at first floor level. A new bay window is proposed, with the same fenestration pattern and design as the existing bay window. This extension is also considered to be in keeping with the architectural 'Arts and Crafts' style of the host property and is in keeping with the character and appearance of the Conservation area.

Overall, Officers have no objection to the principle of the proposed side and rear extensions on design and heritage grounds.

A condition would be included on a granted application requiring materials and details (such as windows, joinery etc) to match that of the host building.

## **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.

Given the scale, nature and location of proposed works, it is not considered that the proposal would result in any unacceptable amenity related effects.

Due to the orientation and distances to the adjoining sites, the first floor rear extension should not give rise to any undue overlooking of any neighbouring rooms or gardens.

No proposed side elevation drawings have been provided for the side extension therefore it cannot be confirmed whether windows etc are proposed on this elevation.

Given the location of the side extension away from existing buildings on neighbouring sites, it is not considered that it would result in unacceptable effects in relation to the likes of sense of enclosure or loss of light.

Subject to there being no windows in the side elevation of the first floor side extension, it is not considered that the proposal would result in any unacceptable amenity related effects.

## **9. Conclusion**

The Council is generally supportive of the principle of the proposed development.

If you are minded to submit a planning application, I would advise you to submit the following for a valid planning application:

- Completed form (householder application)
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red
- Floor plans and roof plan at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation and section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement (including heritage 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](mailto:Lauren.Ford@camden.gov.uk).

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

Yours sincerely,

Lauren Ford  
Planning Officer