

**Development Control  
Planning Services**  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 020 7974 4444  
Fax 020 7974 1975  
[env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Francisco Serradilla  
VW + BS  
Unit A The Storehouse  
49 Hackney Road  
London E2 7NX

**Our Ref:** CA\2012\ENQ\08351  
**Contact:** Sam Fowler  
**Direct Line:** 020 7974 2053  
**Email:** [sam.fowler@camden.gov.uk](mailto:sam.fowler@camden.gov.uk)

**Date:** 28 February 2013

Dear Mr Serradilla

**RE: Erection of three storey side extension above extended lower ground floor level to north elevation of dwellinghouse**

I write with reference to your recent enquiry of 17<sup>th</sup> October 2012, in which you submitted amended plans further to a previously refused application, regarding the creation of a three storey side extension above extended lower ground floor level to north elevation of an existing dwellinghouse.

I also write in reference to ongoing phone and email correspondence between ourselves, with the latest email dated 18<sup>th</sup> January 2012.

The previous application (Council ref: 2011/2320/P) was refused for the following reasons:

“1. The proposed side extension, by reason of its height, bulk and proximity to the adjacent street trees would be likely to result in a detrimental impact on the long term health and amenity value of the trees, to the detriment of the character and appearance of the area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.”

“2. The proposed side extension by reason of its scale, bulk, position and inappropriate detailing would appear as an incongruous and obtrusive form of development which would have a detrimental impact on the character and appearance of the existing building and the surrounding area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.”

The development proposed in the post-application enquiry has now been altered so that the proposed three storey side extension is of a lower height than the previous application. It has also been set-back from the front of the dwelling, and therefore reduced in terms of overall bulk. From an architectural design perspective, it is also noted that all openings within the front, flank and rear walls have been redesigned, and a roof terrace at second floor level has been proposed.

### **Design / Impact on character:**

Development plan policy DP24 (Securing high quality design) of the Council's LDF require all developments to be of a high standard design and take into consideration the character, setting, context, form and scale of the host building and surrounding properties.

In support of this policy CPG 1 states for alterations and extensions, a harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building. Additionally, CPG 1 states that for the size and bulk of side extensions then the side extensions should be set back and should not compromise significant views or gaps.

As stated above, there are policies which clearly state that any form of development should respect the characteristics and appearance of the existing building, as well as the surrounding area. In principle, it is considered that the proposed development would now appear more subordinate to the main set of terraced dwelling, and is generally more acceptable.

It should be noted that overall, the shape and design of the development should attempt to match the dwellings to the south as much as possible. Concern has been raised in regards to the raised terrace that runs around the outside of the dwelling. This terrace should be reduced so that it is situated wholly to the front of the top level, and maintains the same design as the terraced dwellings to the north of the site. A traditional roof design should be proposed where this terrace is currently shown on the proposed plans.

Concern is also still raised in regards to the proposed design of the windows within the proposed development. These windows should be redesigned so that they match the existing windows within the set of terraced dwellings, particularly at the first floor level and above. In general, the window design should be more horizontal than vertical, and of similar material and design to the windows within the terraced dwellings at no's 1 to 8 Meadowbank.

### **Impact on neighbouring amenity:**

Without details of the neighbouring properties, their internal layout and details of current extensions, I am unable to provide detailed advice on the proposal's impact in terms of overshadowing and overall dominance. However, in designing the development, consideration should be given to the potential of the building to cause an undue loss of residential amenity to the occupiers of neighbouring properties.

### **Impact on Street Trees**

At the time of the previous planning application, significant concern was raised by the Tree Officer in relation to the proposed development. It was decided

that the proposal was of such an excessive height that the proposed development would be likely to result in a detrimental impact on the long term health and amenity value of the street trees, and be contrary to the aims of policies CS14, CS15 and DP24.

The application now shows a lower building which would not have as significant effect on the upper limbs of the tree. However, a full report detailing the proposal and its potential impact on the nearby trees should be submitted as part of the proposal.

**Conclusion:**

The proposal to construct the extension to the terrace dwellings and create a new dwelling is generally more acceptable than the previous application. Any new proposal should however address concerns in relation to the design and placement of the windows, as well as the proposal's location and potential impact to nearby trees.

Finally, you will appreciate that these comments are given informally and without prejudice to any decision reached by the Council upon full consideration of any application which you may chose to submit.

I trust that the content of this letter is of assistance to you. If any part of this letter is unclear or you would like to discuss matters further, please do not hesitate to telephone me on the number given at the top of this letter.

Yours sincerely

Sam Fowler  
Planning Officer