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Our Ref: CA\2012\ENQ\03714

Your Ref:
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Dear Ms Shell,

Request for Planning Pre-Application Advise
Planning enquiry regarding: 59 South Hill Park

Thank you for your request received on 19th April 2012 for written pre-application advice about the following proposal:

Proposal: Conversion from 2x self-contained units into a single family dwelling house, together with the erection of a single storey infill rear extension, a roof extension, excavation on the front elevation to provide bin and cycle stores and alterations including replacement windows and doors on the rear elevation.

Site: The site comprises a three-storey terraced building located on the east side of South Hill Park. The plans submitted as well as the Council's records indicate that the site is sub-divided into two self-contained residential units comprising 1x1 bed flat located on the ground floor and 1x 5 bed maisonette located on the 2nd and 3rd floors. The area appears to be predominantly residential in character.

Planning history:

31/10/78- Permission granted for the erection of an additional storey to the dwelling house. (Ref: 26768)

20/05/88- Permission granted for the erection of a rear extension to both properties at fourth floor level to enlarge existing store (Ref: 8703156)

Relevant policies and guidance:

London borough of Camden's Local Development Framework 2010-2025

Core strategy:

CS5 – Managing the impact of growth and development

CS6- Providing quality homes

CS14 – Promoting high quality places and conserving our heritage

Development policies:

DP2 – Making full use of Camden's capacity for housing

DP5- Homes of different sizes

DP6 – Lifetime homes and wheelchair homes

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP27- Basements and lightwells

Available to download from:

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/local-development-framework--ldf-/>

Camden's Planning Guidance 2011 in particular:

CPG 1- Chapter 4 – Extensions, alterations and conservatories; **Chapter 5** – Roofs, terraces and balconies

CPG 2- Chapter 4- Residential development standards, **Chapter 5-** Lifetime home standards

CPG 4- Basement and lightwells

CPG 6- Chapter 6- Daylight and sunlight, **Chapter 7-** overlooking, privacy and outlook

CPG 7- Chapter 9- Cycling facilities

Available to download from:

[http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/supplementary-planning-documents--spds-/](http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/supplementary-planning-documents--spds/)

South Hill Park Conservation Area Statement 2001

Available to download from:

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/supplementary-planning-documents--spds-/conservation-area-appraisal-and-management-strategies/>

National Planning Policy Guidance 2012

Available to download from:

<http://www.communities.gov.uk/publications/planningandbuilding/nppf>

Assessment:

Principle of conversion:

In assessing the proposal regard should first be taken to LDF policy DP2(d) which states that the loss of housing will be minimised by protecting residential uses from development that would involve a net loss of housing floorspace. The policy further goes on to say in DP2 (f) that the Council would resist developments that would involve the net loss of two or more homes. As the proposal would not lead to the loss of residential floorspace or the net loss of two or more homes (it would lead to the loss of one unit) the conversion of the property from two self-contained flats into a single family dwelling is considered to be appropriate in policy terms.

Notwithstanding the above, there is no indication as to whether the property is currently occupied or vacant and a concern is raised in respect of the occupancy of the existing units, and whether the proposal would result in displacing existing tenants. As such statement regarding the above should accompany any planning application.

Rear extension:

The proposed infill extension would result in the provision of a further extension measuring approximately 13.2m². This when taken together with the area of the existing extension would provide a ground floor extension measuring 29.4m². Full width rear extensions at ground floor level are on occasion considered appropriate given that they are not readily visible from the public realm or from neighbouring properties. In order that they do not appear overly large or bulky additions the Council normally prefers lightweight structures, in order to reduce their visibility and to minimise the perceived bulk and mass of the structure as well as to ensure that they are read as subservient structures in terms of their relationship to the host building. It is acknowledged that the proposed extension will be constructed of materials to match the materials on the host building and existing rear extension at the site. However, proposed rear and side elevations of the proposed rear infill extension, and plans showing the proposed alterations to the existing extension have not been provided for consideration and therefore I reserve commenting on the design aspects or overall appropriateness (or otherwise), with the exception that the use of traditional materials for the proposed openings would be welcomed. Full details should be forthcoming should an application be submitted.

Roof extension:

You confirm that you client wishes to match the roof extension currently being implemented at no. 57 South Hill Park. Whilst the principle of a roof extension may be considered to appropriate, each proposal has to be assessed on its individual merit and particular site constraints, such the impact of the proposed roof extension will have to be fully assessed at such time when an application is submitted. The Council would expect the proposed mansard roof extension at the rear of the site to comply in full with the requirements as shown in CPG1- Design, chapter 5. (Please see figure 5, pg 37 of CPG 1 for details). In any future submission clear annotations showing the proposed materials should be indicated, as should the context with both neighbouring properties on all plans submitted.

Excavation:

It appears that the excavation proposed at the front of the site will be approximately 1.7m deep. Given that the site is in an area of hydrological constraints and may be susceptible to flooding the Council would expect therefore a basement impact assessment to be submitted should an application be forthcoming. Please see DP27 and CPG 4 for more information. All information in this respect would need to be undertaken in advance of any submission.

Impact on trees:

The proposal indicates that the two existing trees located in the front and rear of the site will be removed as a result of the development proposals. Dependant on their species, a separate tree application would need to be submitted to the Council for consideration of their removal given that the site lies within a conservation area.

In terms of the large tree located on the highway adjacent to the front of the site as indicated on your drawing (Ref:SHP/GA/001/D), you are required to demonstrate that no roots from the tree are coming through into that part of the site that is proposed to be excavated. To this end an aboricultural report to British Standard BS58372012 would be required and should accompany any application submitted. An air spade trial pit may also be required in order to demonstrate the above. In the event that it is ascertained that the tree roots are likely to be damaged as a result of the proposed excavation at the front of the site then I would advise you that this aspect of the proposal is unlikely to be looked upon favourably by the Council.

In terms of the front boundary treatment the Council would prefer that the hedge in the front is retained or re-planted as part of any proposal as this appears to be a strong characteristic of the site and also along the street.

Other matters:

The rooms in the new extension appear to be of a substantial size and comply with the Councils required room sizes contained in CPG 2-for residential space standards and are considered appropriate. The provision of natural light and natural ventilation to the habitable rooms is also considered to be appropriate. In line with DP6 the Council would expect the new accommodation to comply with lifetime home standards and have the ability to be adapted for wheelchair housing. In relation to this a lifetime home statement outlining how the proposal would comply with the 16 lifetime homes criteria should accompany any planning application. Where a standard cannot be met full justification needs to be given as to why the criteria are unable to be met.

The remaining garden area of approximately 70m² is welcomed.

In terms of amenity the proposal should not result in having any adverse impact in terms of blocking out natural daylight/sunlight, loss of privacy or the loss of outlook to the neighbouring property at no.61 South Hill Park or any nearby property. Thus the height and location of any extension at this point should be carefully considered. Please see policies CS5, DP26 and CPG6 for more details. Any plans should clearly

represent the existing/proposed boundary treatment, with annotated measurements included.

In conclusion parts of the proposal may be considered appropriate subject to the detailed design and other issues outlined above. Other elements such as the works within the front garden are unlikely to be considered appropriate owing to the constraints of the existing tree adjacent to this part of the works.

This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable/not acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

If you have any queries about the above letter please do not hesitate to contact **Angela Ryan** on **020 7974 3236**.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A. Ryan', is written over the printed name and title.

Angela Ryan
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