

GUIDANCE**Rear extensions**

- 19.12. A rear extension is often the most appropriate way to extend a house or property. However, rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and harm the amenity of neighbouring properties, for example in terms of outlook, daylight and sunlight.

General principles

- 19.13. Rear extensions should be designed to:
- be subordinate to the building being extended, in terms of location, form, scale proportions and dimensions;
 - respect the original design and proportions of the building, including its architectural period and style;
 - respect existing architectural features, such as projecting bays or decorative balconies;
 - respect the historic pattern and established grain of the surrounding area, including the ratio of built to unbuilt space;
 - make sure it does not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, overshadowing, light pollution/spillage privacy/overlooking, and sense of enclosure; and
 - allow for the retention of a reasonable sized garden.
- 19.14. Materials should be chosen that are sympathetic to the existing building wherever possible. (See also Camden Planning Guidance on **Materials and resources**)

Height of rear extensions

- 19.15. In order for new extensions to be subordinate to the original building, their heights should respect existing building heights. Ground floor extensions are generally considered preferable to those at higher levels. The maximum acceptable height of an extension should be determined in relation to the points outlined above in paragraph 13. In cases where a higher extension is appropriate, a shallow depth plan will generally be preferable to compensate for any increase in visual mass and bulk, overshadowing and overlooking that may be caused by the additional height.
- 19.16. In most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.

Width of rear extensions

- 19.17. The width of rear extensions should respect the design of the original building. Full width or overly wide extensions can dominate the original building in terms of bulk and form and may obscure original features. They will be resisted where they are visible from the street.
- 19.18. In addition, the rear of some buildings may be architecturally distinguished, either forming a harmonious composition, or visually contribute to the townscape. The Council will seek to preserve these where appropriate. Some of the Borough's important rear elevations are identified in Conservation Area Statements.