

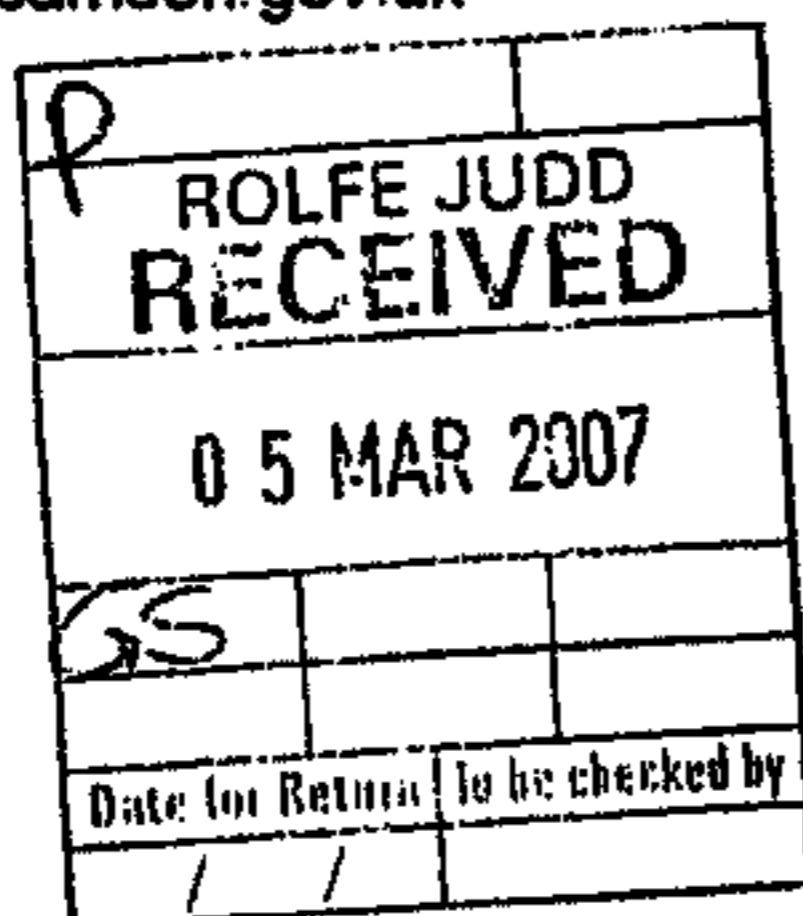
Date: 28th February 2007
Our Ref: CA\2007\ENQ\14312
Your Ref: ST/GS/P3234
Contact: Cassie Plumridge
Direct Line: 020 7974 5821
Email: Cassie.Plumridge@camden.gov.uk



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

Tel 020 7278 4444
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Mr Gareth Simpson
Rolfe Judd
Old Church Court
Claylands Road
The Oval
LONDON
SW8 1NZ



Dear Sir,

Town and Country Planning Act 1990 (as amended)
Response to Enquiry, Reference CA\2007\ENQ\14312
71 Canfield Gardens, London, NW6 3EA

Thank you for your recent enquiry regarding proposed works to the above property. I understand that you propose to excavate an enlarged basement, erect a rear ground floor level extension, install two dormer windows to the rear roof slope and make alterations to the fenestration in connection with reconfiguration of the three residential units. In your letter you requested that the Council provide comments regarding the proposed works and the following is noted:

Internal amenity for future residents of the site:

- You are referred to the Camden Planning Guidance 2006 (CPG), available to view on the Councils website (www.camden.gov.uk) for the Councils standards for new residential development, regarding space and room sizes, overall unit sizes, and access to daylight (see section Residential Development Standards).
- I am concerned about the internal amenity of the two flats within the top floor, particularly the floor to ceiling heights within studio flat.
- All habitable rooms should have a minimum headroom of 2.3 metres. Exceptions are made for habitable rooms in attics which should have a minimum room height of 2.3 metres over at least half of the floor area (not including any floor space where the ceiling height is less than 1.5 metres). See the CPG for further details. Floor areas should have due regard to the floor to ceiling heights and how this impacts on the usability and functionality of this space.
- All new housing needs to be accessible to all, in accordance with Policy H7 and Lifetime homes standards. You are advised to look at www.lifetimehomes.org.uk and in Accessible London – SPG to the London Plan 2004 available online at www.london.gov.uk/major/strategies/sds/accessible_london.jsp, for further guidance on how the refurbishment can incorporate, where reasonable, these standards.

Detailed design:

- The CPG seeks to ensure that roof additions do not dominate the host building and sensitively integrate with the surrounds. The proportions of the proposed dormers on the rear roof slope do not comply with Council guidelines given the close proximity of the dormer to the ridge of the roof (see Section – Roofs and Terraces of the CPG); the CPG seeks a setback of 0.5 metres.

- The ground floor and basement extension is considered to dominate the rear façade and to not complement the host building. The CPG discourages full width extensions and the loss of the rear bay is not considered desirable, the bay is a feature on the rear elevation of both buildings within the pair. The width of the rear extension is considered to be excessive.
- The acceptability of the depth of the rear extension and the terraces will need to be considered in relation to the layout of the surrounding properties and if the depth of the rear addition is incongruous with the surrounds. The balance of built form in relation to the overall depth of the rear garden will also need to be considered. Further details are required in order to comment on this aspect of the application.
- The alterations to the front façade to allow for additional access point to the front balcony is considered acceptable as it appears from the information submitted that lowering of the eill height would not be visible from the street scene.

Impact on the amenity of adjoining properties:

- The impact of the proposed rear extension on the adjoining properties will also need to be considered, in particular the potential impact of the increase in height and bulk adjacent to the boundaries with Nos. 69 and 73 and also the relationship of the new terraces to these properties. Consideration will need to be given to whether the proposal would result in a loss of light, outlook or privacy.

Trees:

- You have not provided details of the existing landscaping on the subject site and surrounds. You are advised that an Arboricultural Report, prepared by a suitably qualified professional would be required if there are any trees within 8 metres of the proposed development, on the subject or adjoining properties. Further guidance is provided in BS5837:1991 'A guide for trees in relation to construction'.

Sustainability:

- You are advised that issues of sustainability are a topical issue, see Policy SD9 of the Replacement UDP 2006. You are recommended to comment on the sustainability of the scheme, to show how the proposal will, through design and construction measures: reduce energy consumption; reduce water consumption and reduce water runoff; reduce the use of materials and resources in construction and reduce waste from the construction process.
- The Council is sensitive to community concerns relating to substantial basement additions and their potential cumulative effect on the water table. To reduce the risk of flooding, the Council expects all developments to consider the use of sustainable urban drainage systems (SUDS) in order to reduce run off and to control it or dispose of it as close to its origin as possible, where possible without recourse to the public sewerage system.

Please note that applications for planning permission can be lodged online; you are directed to either the National Planning Portal (www.planningportal.gov.uk) or Camden Councils Planning Online Service (www.camden.gov.uk). Guidance notes on completing the required forms, details of the information you need to provide and details for the relevant application fee are also available on the Council's web site.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control Section or to the Council's formal decision. Should you require any further help please do not hesitate to contact either the duty planner or myself on 020 7974 1911.

Yours sincerely,

pp. Bethany Anbery
Cassie Plumridge
 Planning Officer
 Culture and Environment Directorate