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Mr Matt Blackden
By email

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Dear Mr Blackden

**Pre-planning Application Advice
Proposals at 11 Hartland Road, NW1 8DB**

Thank you for submitting a pre-planning application enquiry for the above property which was received on 12/06/2014.

Proposal:

Demolition of existing single storey rear extension, erection of two storey rear extension, and external works of rendering.

Site description:

The site is located on the north side of Hartland Road, close to the junction with Chalk Farm Road. It comprises a mid terrace 3 storey property. The site is not listed and is not within a conservation area.

Relevant planning history:

None

Relevant policies and guidance:

**National Planning Policy Framework 2012
London Plan 2011**

LDF Core Strategy and Development Policies

Core Strategy

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011/2013

CPG1 (Design)

CPG6 (Amenity)

Assessment:

Proposal

Permission is sought for the erection of a full width, 2 storey extension to replace the existing full width single storey extension.

Assessment

The property is part of a long terrace which has seen a number of additions and alterations at the rear over time, including a number of two storey extensions.

Camden planning guidance advises that extensions should be subordinate to the original building in terms of scale and situation unless the specific circumstances of the site, such as the context of the property or its particular design, would enable an exception to this approach.

Furthermore extensions should respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to built space and must not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking and sense of enclosure.

Given the context of the surroundings, with a number of a 2 storey extensions and the nature of the buildings themselves, it is considered that they do lend themselves to appropriately designed 2 storey rear extensions provided they comply with the guidance above.

It is considered that the general principle of a two storey extension is this location would be acceptable with some design revisions. It is noted that the footprint of the existing extension would be extended out further – at present there is a strong rear building line at ground floor level formed by the neighbouring properties to the east, this building line should be maintained at ground floor level.

Similarly, at first floor level there is a building line set by the other extensions at this level which should also be maintained to ensure the proposal reads as a subordinate addition. This should be replicated by setting back the extension at first floor level, similar to that at 15 Hartland Road.

There is unlikely to be a significant impact on the amenity of neighbours given the orientation of the building and that the extension would not face into habitable rooms, however there would be views into rear gardens, by setting the first floor back this impact would be reduced. This aspect of the scheme would need to be considered further by way of a site visit once an application was submitted.

If you have any queries about the above letter or the attached document please do not hesitate to contact Fergus Freeney on 020 7974 3366.

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

Yours sincerely,

Fergus Freeney

Planning Officer
East Area Team