

SECTION B - Background to present application

The proposals to extend the side & rear of the property have been ongoing for over 12 months. The following timeline summarises the key dates for correspondence with Camden Council Planning Dept.

First Application. 25th July – 16th December 2014

- Pre-application submission for initial proposals for a new side entrance & rear & side extension with pitched roofs made on the 14th April 2014.
- Pre-application report ref. 2014/2647/PRE from Mandeep Chaggar, the planning officer, dated 27th May 2014 confirmed general acceptance but required that the side extension be set well back behind the main front façade to the existing house.
- Revised proposals with a set back to the side extension in accordance with Camden Planning Guidance section 4 item 4.16 were incorporated into a revised scheme retaining the proposed new main entrance with the remaining proposals unchanged.
- A Planning Application for these proposals was submitted on-line on the 25th July 2014 being confirmed as being received on the 7th August 2014. It was not formally registered due to administrative delays by Camden Council until the 10th September 2014.
- Planning officer dealing with the application confirmed as Mandeep Chaggar on the 9th October 2014.
- Site visit by Mandeep Chaggar the Planning Officer made on the 30th October 2014.
- The formal date for determination of the application of 5th November 2014 passed, without response from Camden Council.
- These delays in response to the application continued until I emailed the Planning Officer on the 12th December 2014 requesting an immediate response.
- An email response on the 15th December 2014 was then received from the planning officer stating the fundamental objections to the side entrance proposals & that the set back from the front façade should be much greater,
- The proposals were then formally withdrawn on the 16th December 2014 by the applicant as a complete redesign was needed. From initial submission of application to this point the application process had taken over 4 months.

New Application. 4th February 2015 onwards.

- Re-submission on the of a completely re-designed scheme incorporation all the comments received from the Conservation & Planning Officer on the withdrawn proposals was submitted for comments on the 4th February 2015 . In summary, the new design proposals incorporating the following amendments:
 1. The original Front entrance door & recessed porch has been retained with the outer storm porch door removed.
 2. The proposed side extension to the house has now been set well back from the original front facade removing the previously proposed lobby, wc & utility room, such that the face of the side extension is now set back 5.6m. This is similar to the recently approved side extension proposals to no.47 Swains Lane N6.
 3. The proposed height of the rear extension has been revised so that it is lower than the previous proposals from 3.7m to 3.3m at the ridge & from 2.7m to 2.5m at the eaves from ground floor level, The visible profile of the side extension seen from Bromwich Avenue is a continuation of the low pitch roof to the rear extension to reduce the visual impact. The side of the house is also screened from the street by the present timber trellis fence which is shown on the attached drawing 1013 rev D02.
 4. It should also be noted that a new glazed bay window is proposed to the original house side elevation to give a little more circulation space in the present hall at the base of the stairs. This is a flat roof element visually screened by the side elevation trellis fencing.

- A positive response was given on the 12th February 2015 by the Planning officer to the revised design subject to further comments from the Conservation officer on the roof materials & side elevation window design on the 24th February 2015.
- Revised proposals were submitted on 1st March 2015 including justification for the zinc roofing.
- Agreement given by the Conservation officer on the 5th March to the zinc standing seam roofing.



View from Swains Lane with boundary fencing showing new side extension

TOWN PLANNING POLICY AND GUIDANCE

1. **The Holly Lodge Design guide** requires compliance with Camden's Supplementary Planning Guidance state that:

"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."

These design guidelines have been complied with in the proposals as follows;

- The design of the proposed extension has a 'lean-to' pitched roof to breakdown the bulk of the extension down so that it relates sympathetically to the form of the original house.
- The proposed pitched roof design for the extension is a response to the Arts and Craft style of the existing house tiled roof with its the sprocketed eaves.
- The proposed extension has a side extension which is 3.4m wide which meets the criteria for side extensions to be less than ½ the width of the existing rear façade.
- The depth of the proposed rear extension at 3.5m matches & the pitched roof profile with the eaves at less than 3m mitigates the impact on the neighbouring property no. 21 to avoid loss of daylight & overshadowing. Recent Planning policy changes to the depth criteria associated with the [neighbour consultation scheme](#).^{*} allow rear extensions greater than 3M depth for semi-detached properties. See section 2 below.
- The proposed roof-lights to the rear extension are set flush with the roof pitch to meet the Holly lodge guidelines criteria & are subordinate to the roof itself.
- The area of open space remaining around the property is well within the 50% limit of the land area around the original house & outbuildings. It is a larger than usual triangular site area which can readily accommodate the proposed extension.
- The proposed materials for the extension are chosen to match that of the original house with rough cast render for the external walls, oak framed timber detailing for the new bay window, timber windows & zinc standing seam roof finishes.

2. Central Government Town Planning changes introduced in 2013:

The guidance as outlined reflects increases to the size limits for single-storey rear extensions which apply between 30 May 2013 and 30 May 2016, and the associated [neighbour consultation scheme](#).^{*}

- No more than half the area of land around the "original house"^{*} would be covered by additions or other buildings.
- No extension forward of the principal elevation or side elevation fronting a highway.
- No extension to be higher than the highest part of the roof.
- Single-storey rear extension must not extend beyond the rear wall of the original house^{*} by more than three metres if an attached house or by four metres if a detached house.

In addition, outside Article 1(5) designated land^{*} and Sites of Special Scientific Interest the limit is increased to 6m if an attached house and 8m if a detached house until 30 May 2016.

These increased limits (between 3m and 6m and between 4m and 8m respectively) are subject to the [neighbour consultation scheme](#).^{*}

- Maximum height of a single-storey rear extension of four metres.
- Extensions of more than one storey must not extend beyond the rear wall of the original house^{*} by more than three metres. (See ^{*} above)
- Maximum eaves height of an extension within two metres of the boundary of three metres.
- Maximum eaves and ridge height of extension no higher than existing house.
- Side extensions to be single storey with maximum height of four metres and width no more than half that of the original house.
- Two-storey extensions no closer than seven metres to rear boundary.
- Roof pitch of extensions higher than one storey to match existing house.
- Materials to be similar in appearance to the existing house.

The proposed design complies with this Planning Policy criteria.

PROPOSED MATERIALS

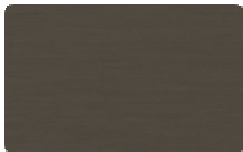
The proposed materials for the extension are as follows:

- External masonry walls.- Roughcast render painted to match the existing house.
- Pitched Roof to side & rear extension –.pre-patinated zinc standing seam roof system in a natural patina colour to be agreed by approval of samples as a condition of the consent with the planning officer.
- Side Bay Window– Grey stained timber framed Bay window construction –.pre-patinated zinc standing seam roof system
- Windows & Doors – Grey stained timber framed double glazed windows & glazing bars.
- Sliding Patio Doors – Grey stained timber framed high performance double glazed timber side hung,sliding or tilt/turn full height windows.
- Decorative timber horizontal shutter panels stained grey to match windows.
- Visible gutters & down-pipes pre-patinated zinc system to extension eaves as the zinc roof.
- Roof-lights – Frameless silicon bonded double glazed fixed units & hinged low pitch roof windows over kitchen area.

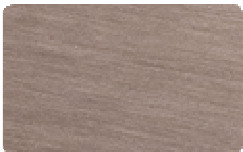


Zinc standing seam roof detail examples

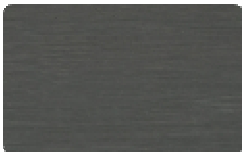
Pre-patinated Zinc finishes



Pigmento Brown



Pigmento Red



Quartz -light Grey

