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Date: 13/04/2015
Our ref: 2015/1123/PRE
Contact: James Clark
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Email: paul_bunyard@yahoo.com

Dear Mr Paul Bunyard,

Town and Country Planning Act 1990 (as amended)
Re: 15 Inkerman Road, London, NW5 3BT

Thank you for your enquiry received on the 23rd of February 2015, regarding the Erection of a single storey ground floor rear extension to create a kitchen & bathroom

This letter 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 nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

Overview of the Site and Proposal

The application dwelling is a two storey terraced house located on the south side of Inkerman Road within the Inkerman Conservation Area. Pre-planning advice is requested for the erection of a single storey ground floor rear extension to create a kitchen & bathroom.

Submitted Plans

Hand drawn sketch illustrating the proposed floor plan.
Proposed plans of approved first floor extension at no 40 Alma Street

Principle of the basement and rear extension

The proposal erection of a single storey ground floor rear extension to create a kitchen & bathroom is likely to be considered acceptable providing it meets the policy considerations set out below.

Design

CS14 of the Local Development Framework Core Strategy requires "*development of the highest standard of design that respects local context and character*"

DP24 of the Local Development Framework Development Policies of states that “*Designs for new buildings, and alterations and extensions, should respect the character and appearance of the local area and neighbouring buildings*” (Para. 24.13)

CPG 1 Design of the Camden Planning Guidance states that “Rear extensions should be designed to:

- *be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;*
- *respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*
- *respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- *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;*
- *allow for the retention of a reasonable sized garden; and*
- *retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.*

The location is covered by the Inkerman Conservation area Appraisal and Management statement. Sections below cover guidance on rear extensions.

- Ink20 - Rear extensions should be unobtrusive as possible and should not adversely affect the character of the building or the conservation Area.
- Ink21 – Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.
- Ink22 – Rear extensions will not be acceptable where they would spoil a uniformed rear elevation of an unspoilt terrace or group of buildings, or would encroach significantly on the rear garden space; or harm public views of rear gardens/spaces.

The principle of a single storey rear extension in the location is likely to be acceptable. A single storey rear extension was approved for No 11 Inkerman Road in 2008 under planning application reference 2008/4882/P and a retrospective planning application was approved for a single storey rear extension at no 12 under 2006/1165/P. The adjacent property no 14 has a half width rear extension that appears to be original or of considerable age. The precedent of rear extensions along this section of Inkerman Road is considered to be acceptable pending adherence to guidance in the Conservation area appraisal statement and Camden planning policy.

No designs or scaled plans of the extension have been submitted with the pre-application information. The lack of any dominant style on the three rear extensions in the immediate surrounding area provides some flexibility to the design of the proposed rear extension. However the Council would advise a pitch roof to reflect the character of the Conservation Area. A pitch roof 3.5m in height against the rear elevation, descending to an eaves height of 3m would be acceptable. No materials have been submitted for the proposed extension however it is considered that the use of materials and bricks that match the existing building would be preferable and acceptable. A design reflecting the points above would be subordinate and secondary to the host property complying with guidance in CPG1.

Residential amenity

The garden is estimated to be approximately 8m in depth and 36sq.m in area. Guidance in both CPG1 and the Conservation area appraisal stipulates that rear extensions should not encroach significantly on rear garden space and retain a reasonably sized garden. The Council would expect a full width rear extension to extend no further than 3.5m in depth and no greater than 3m in height. Approximately 20sqm of rear amenity space would be retained, considered to be reasonably and acceptable for the size of the property.

Amenity

DP26 of the Local Development Framework Development Policies requires that *“Development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties.”*

CPG 6 Amenity of the Camden Planning Guidance states that

“Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:

- *Living rooms;*
- *Bedrooms;*
- *Kitchens; and*
- *The part of a garden nearest to the house.*

The presence of a rear extension on adjacent property no 14 would result in no discernible negative impacts to the amenity received by the occupiers as a result of the proposed extension. A rear extension of 3.5m in height, 3m to the eaves and a depth of 3.5m would not overshadow or detrimentally impact the outlook from the rear windows of the attached property no 16.

It is considered that the proposed rear extension would be, on balance, acceptable in terms of impact on neighbouring amenities as outlined in CPG6 of the Camden Planning

Guidance and DP26 of the London Borough of Camden Local Development Framework Development Policies.

Conclusion

The principle of a rear extension is likely to be acceptable. If a planning application were submitted in accordance with the design and amenity advice outlined in this pre-application response, it would be viewed positively. The proposed extension would accord with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 & DP26 of the London Borough of Camden Local Development Framework Development, pending action on advice provided.

How to submit your application

Please submit your application electronically via the national planning portal.

When submitting a planning application, the following information will be required:

For a valid application, the following information would be required

- Fee £172
- Site Location Plan (1:1250 scale) – showing the application site in red and any other land owned by the applicant close to or adjoining the site in blue.
- All existing elevations (including front and side) floor plans (including roof plan) and sections (1:50 scale) – please also show the context neighbouring buildings
- All proposed elevations (including front and side), floor plans (including roof plan) and sections (1:50 scale) - please also show context with neighbouring buildings.
- Design and Access Statement.
- Tree Method Statement (illustrating how the trees at the rear of the garden are to be protected during construction)
- Prior to submitting any application you should also read the guidance from the following link for submitting a valid application: [Guide to supporting information for planning applications](#).

After you submit your application

It would be useful if you could let me know when you have submitted the application along with the planning portal reference number. I will then pick the application up as the case officer.

We are legally required to consult on the application with individuals who may be affected by the proposals. We will notify your neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

All consultation responses will be available to view on the Council's website using the planning application search page. It is likely that an application of this size would be determined through member's briefing.

I trust the above provides a useful summary; however should you have any queries about the advice contained in this letter please contact Zenab Haji-Ismael on **020 7974 3270**.

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 Management section or to the Council's formal decision.

It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our [pre application enquiry survey](#). We will use the information you give us to monitor and improve our services.

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

Yours sincerely,

James Clark