



**Development Management
Regeneration and Planning**
Culture & environment directorate
London Borough of Camden
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Our ref: 2015/3369/PRE
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Dear Mr. Walker,

Town and Country Planning Act 1990 (as amended)

Re: Preapplication advice relating to development at No. 33 Oak Village, London, NW5 4QN

Thank you for your pre-application enquiry received on the 15th June 2015, regarding the proposed ground and first floor rear extensions.

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, or any aspect of it, 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 site is occupied by a two storey single family dwelling house. The building is part of a terrace along the south side of Oak Village. The host building is not listed, nor is it located within a conservation area.

Principle of rear extensions

The overarching aim of policies CS5, CS14 and DP24 are to secure high quality design that safeguards the heritage of the Borough. DP24 states that development should consider the character, context, the scale as well as the proportions of the existing building. CPG1 advises that alterations should be architecturally sympathetic to the age and character of the building and retain the overall integrity of the original building. Camden Planning Guidance 1 (CPG1) provides further detailed advice on acceptable forms of rear extension.

Having reviewed the proposed ground floor, first floor, elevation drawings and the photo montage provided with your pre-application letter and the analysis of the drawings in context with the host building and wider area, I consider the ground floor rear extension is likely to be acceptable but that the first floor rear extension is unlikely to be supported.

Detailed Design

Ground floor rear extension

The proposal involves extending to the rear of the existing outrigger and the existing rear infill extension. While the drawings submitted are not to scale, the depth and height of the rear extensions appear to be subservient to the original building. Given that several nearby buildings have large ground floor rear extensions the proposal is likely to be considered acceptable in terms of bulk and scale. While the proposed openings to the rear of the proposals are not strictly in keeping with the character of the building, given the limited visibility of the rear elevation and the prevalence of similar openings on adjoining/nearby properties, this fenestration is likely to be considered acceptable.

First floor rear extension

Camden Planning Guidance states that ground floor extensions are generally considered preferable to those at higher levels. 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. The proposal would be above the height of the eaves of the rear outrigger, and less than a storey below the eaves of the main building. Similar extensions do not exist at this height in the vicinity of the site. It is considered that the extension would overwhelm the original outrigger, blurring the original pattern of development to the rear of the buildings in the terrace. As such a first floor extension at the site is likely to be considered unacceptable in principle.

Amenity

Protecting the amenity of residents and visitors is also a key Council priority. Policies CS5 ('Managing the impact of growth and development') and DP26 ('Managing the impact of development on occupiers and neighbours') set out the Council's stance in this respect. Policy DP26 seeks to ensure that the amenities of neighbouring occupiers are not unduly impacted by development in terms of overlooking, loss of daylight/sunlight, poor outlook and enclosure.

Ground floor rear extension

While the drawings submitted are not to scale, it does not appear that the depth or height of the ground floor rear extension would be such that they would result in an unacceptable loss of light, loss of outlook or sense of enclosure to the adjoining property, No. 34 Oak Village. Notwithstanding, care should be kept to keep the height of the extension to a minimum.

First floor rear extension

The first floor rear extension would result in a long wall directly adjacent to the rear windows of No. 32 Oak Village. It is considered that this would result in an unacceptable amenity impact on the adjoining properties by restricting the outlook from that window and resulting in a sense of enclosure.

Conclusion

The ground floor rear extensions are likely to be considered acceptable in principle as deep rear extensions are characteristic of the area. The height of the extension should be kept to a minimum to ensure there are no unacceptable impacts on the amenity of adjoining properties. It is considered that the proposed first floor rear extension would have an unacceptable impact on the appearance of the building and the character of the area and the amenity of adjoining properties for the reasons outlined above.

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:

- The appropriate fee (£172, subject to change)
- Location plan with the site outlined in red
- All existing elevations (including the front and the side), floor plans and sections
- All proposed elevations (including the front and the side), floor plans and sections

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 Obote Hope on **020 7974 2555**.

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,

Obote Hope
Planner
Planning Solutions Team