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Dear Michael Hickey

Town and Country Planning Act 1990 (as amended)
RESPONSE TO PRE-APPLICATION ENQUIRY REF 2016/1728/PRE
Site: 83 Fellows Road, London NW3 3JS

Thank you for your enquiry regarding the erection of an extension over the existing side extension to match the height of the original main house. This advice is based on the drawings and documents submitted with your email dated 23/03/2016.

The site contains a three-storey end of terrace single family dwelling house within the Chalcot Estate. The site is not listed and does not form part of any conservation area.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that developments must be determined in accordance with the development plan unless material considerations indicate otherwise.

The documents which make up the development plan are the London Plan and the London Borough of Camden's Local Development Framework (LDF). There are a number of documents making up the LDF, but those primarily of concern in this instance are the Core Strategy (2010), and the Development Policies (2010). Other documents which are of relevance include the Proposals Map, and the Camden Planning Guidance (CPG). Finally, the National Planning Policy Framework (NPPF) is an important consideration. A list of relevant policies is provided below.

Relevant Policies

Local Development Framework Core Strategy

- CS5 Managing the impact of growth and development
- CS14 Promoting high quality places and conserving our heritage

London Development Framework Development Policies

- DP24 Securing high quality design
- DP26 Managing the impact of development on occupiers and neighbours)

Supplementary Planning Guidance

- CPG1 Design

Site history

2013/7069/P: Erection of single storey rear extension. Granted, 23/12/2013.

2013/2648/P: Erection of a roof extension across the entire terrace of houses from 83-93. Refused, 09/07/2013.

PEX0100481: Erection of a single storey side extension. Granted, 4/08/2001.

Assessment

The principal considerations material to the determination of this application are summarised as follows:

- a) The impact of the proposal on the character and appearance of the existing site and the Chalcot Estate generally; and
- b) The impact of the proposal on the amenity of adjacent occupiers.

Design and conservation

The Council's general principles for side extensions to existing buildings establish that they should be no taller than the porch and set back from the main building and advises that side extensions will not be acceptable where "the architectural symmetry or integrity of a composition is impaired". The proposed side extension would be set back from the front building line, as recommended above although it would be taller than the porch line.

However, in this case, the host building is a modern house and, given the location of the house outside any conservation area, I am of the opinion that there are no specific townscape reasons to strictly apply the guidance. Therefore, in terms of design and taking into consideration the sympathetic detailed design of the extension, which mimics the appearance of the existing building, it is unlikely that the Council would raise any objections to the proposal in principle.

I would advise that the front and rear windows should match the existing windows, as the uniformity of the terrace is an important element which should be maintained as existing. In addition, the materials for the extension should match those of the existing house. An extension with the type of bricks of the existing side extension would not be acceptable. All materials including white rendered soffit, louvres window frames, brick work should all

carefully match the existing in order to ensure uniformity and continuity of the design is carried through to the extension.

Amenity

Policy DP26 seeks to ensure that the amenity of occupiers and neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook, privacy and the like. Given the location of the property and of the extension at the end of the terrace, I do not anticipate any significant impacts on neighbouring amenity from the proposals.

It is noted that the full height windows open out onto the adjacent playground and this is welcomed in terms of surveillance.

Consultation

You are strongly encouraged to engage with neighbouring occupiers at an early stage in the process, given the likely concerns residents will have with the comings and goings of construction / delivery vehicles. Although adjoining occupiers will be notified of any application by us, initial consultation in the form of notification and being available to answer queries may help offset any concerns neighbours have before any application is submitted.

Application process

Planning application forms can be completed online through the national Planning Portal www.planningportal.gov.uk. The website also provides details of the validation requirements and guidance notes.

For a valid application, I would advise you to submit the following:

- Completed “householder application” form.
- An ordnance survey based location plan at 1:1250 scale clearly denoting the application site in red.
- Full set of plans (plans, sections and elevations) at a scale of 1:50 or 1:100 labelled ‘existing’ and ‘proposed’.
- The completed Ownership Certificate (this is part of the application form).
- A Design and Access Statement.
- Completed Agricultural Holdings Certificate (this is part of the application form).
- The appropriate fee
- CIL forms
- Photographs are helpful to provide site context as well as photomontages.

Once you have submitted your application, if any further information is required to make your application valid, the validation team will write to you.

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.

The statutory timeframe to determine the application is 8 weeks. However, if the proposal is not contentious with neighbours we may be able to make a decision sooner.

Please note that the information contained in this letter represents officers' opinion and is without prejudice to further consideration of this matter by the Development Management Section or the Council's final decision.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me.

Yours sincerely,

Carlos Martin
Planning Officer
Planning Solutions Team