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*By email*

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## **PRE-APPLICATION PLANNING ADVICE**

### **PROPOSAL: GROUND FLOOR SIDE INFILL EXTENSION AND FIRST FLOOR INFILL EXTENSIONS TO THE NORTH AND SOUTH ELEVATIONS, INSTALLATION OF NEW MEANS OF ESCAPE TO THE NORTH ELEVATION.**

Dear Mr Down,

Thank you for submitting a request for pre-application advice for 104 -108 Grafton Road, NW5. This advice is based on drawings PLA/01, PLA/02, PLA/03, PLA/04, PLA/05, PLA/06, PLA/06, PLA/07, PLA/08, PLA/09, PLA/10, PLA/11, PLA/12, PLA/13, PLA/14, PLA/15, PLA/16, PLA/17, PLA/18 and PLA/19.

#### **Proposal**

- Side infill extension to the south elevation at ground floor level that measures 4.0m wide x 2.6m wide x 3.2m high;
- First floor side (north) infill extension 7.6m deep x 2.2m wide x 2.4m high roof lantern;
- First floor (south) infill extension 2.4m wide x 11.5m deep with roof lantern, and;
- Means of escape between ground to second floor level

#### **Site description**

The site is located within a traditionally small light industrial area, which has a variety of building sizes and styles. The south of the application site is bound by a three storey building (104-108 Grafton Road) in light industrial and office use. To the rear (south-east) is a single storey building (6 Spring Place) in industrial use. To the north is a four storey building (116-124 Grafton Road) in part office (Class B1) on the lower floors and residential use on the third and fourth floors. The eastern corner of the site is dominated by a railway viaduct.

#### **Relevant policies**

##### LDF Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

##### Development Policies

DP24 (Securing high quality design)

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

##### Camden Planning Guidance

CPG1 (Design) 1, 2, 3, 4 and 5

CPG6 (Amenity) 6 and 7

## **Comments on proposal**

### Design

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

CPG1 design guidance recommends alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.

### Side ground floor extension:

The side infill extension at ground floor level is considered acceptable. The Infill extension would be within the existing side terrace area at ground floor level for ancillary office space of approximately 16.70sqm to the south elevation.

### First Floor Extension:

CPG1 advises 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 two x first floor infill extensions on the closet wings are considered acceptable. The extension would be erected on the northeast and southeast end of the host building and combined the infill addition would be used for an additional 74sqm of office space. The proposed extensions would be contained within the existing building line as such, would be read as secondary addition and would not upset the character or uniformity of the host building or neighbouring properties.

### Windows/Rooflights

Three windows are proposed to the southwest elevation and a series of rooflights at first floor level no objection is raised on account of the design of the windows that would be well proportioned and would not detract from the buildings character or appearance.

### Means of escape

The proposed external staircase to be used as means of escape between the second and ground floor is considered acceptable, the overall design would match the existing staircase above second floor level.

### Amenity

CPG6 Amenity states: "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 residential dwelling.

The proposed side extensions at ground and first floors are not considered to result in loss of light or privacy. Given the ground floor extension would be built within the existing terrace area the window proposed to the southeast elevation would not have a detrimental impact. Notwithstanding this, the windows would be built on the existing terrace area. As such, the extensions would be retained in the original building line and would be set approximately, 4.7m with No. 104-108 along the south boundary line and 3.0 with No. 116-124 towards the north and given its size and scale the proposed extensions would not result in loss of outlook from flank elevation of the neighbouring properties.

## **Conclusion**

A side infill and extensions at ground and first floor levels are likely to be acceptable; the window materials should match those that currently exist for the proposed infill extension at ground floor level, the application should include with elevation drawings to show the neighbouring properties in context so we have a clear understanding of any potential impact.

If you do wish to proceed with a planning application, for a valid planning application, I would advise you to submit the following:

- Completed form – full planning application form and CIL liability form;
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red;
- Design and Access statement;
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- The appropriate fee (£770).

Please see [supporting information](#) for planning applications for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify 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. I would strongly suggest you consult neighbours prior to submitting an application.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

Once you submit the application via the Planning Portal, please email me the 'PP' reference number so that I can pick up the application and process it. If you have any queries about the advice please do not hesitate to contact Tessa Craig on 020 7974 6750.

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

Regards,

Obote Hope  
**Planning Officer**

Telephone: 020 7974 2555

***Please note that the information contained in this email 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.***