



**Planning Solutions Team**  
**Planning and Regeneration**  
 Culture & Environment  
 Directorate  
 London Borough of Camden  
 2<sup>nd</sup> Floor  
 5 Pancras Square  
 London  
 N1C 4AG

**Date: 28/06/2016**  
**Our ref: 2016/2227/PRE**  
**Contact: Samir Benmbarek**  
**Direct line: 020 7974 2534**  
**Email: samir.benmbarek@gmail.com**

Mr Philip M Roys  
 2B Falkland Road  
 London  
 NW5 2PT

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Philip Roys

**Re: 2 Falkland Place, London, NW5 2PN**

Thank you for submitting a pre-planning application enquiry for the above property which was received on 19<sup>th</sup> April 2016 together with the required fee of £420.00

**1. Drawings and documents**

Design and Access Statement  
 PMRCA-2FP/SLP01  
 PMRCA-2FP/SL103  
 Unnumbered Estate Agents Plans (1)  
 Unnumbered Estate Agents Plans (2)  
 PMRCA-2FP/107  
 PMRCA-2FP/108  
 PMRCA-2FP/109  
 PMRCA-2FP/EA01  
 PMRCA-2FP/PA03  
 PMRCA-2FP/PV- E/P-05  
 PMRCA-2FP/PV- E/P-06

**2. Proposal**

Alterations and extensions to form a 4 storey 6 bedroom dwelling house.

**3. Site description**

The site comprises of a two storey dwelling house located to the rear of 324-326 Kentish Town Road with access from Falkland Place. The building is located within the Kentish Town Conservation Area. It is not a Listed Building.

**4. Relevant planning history**

No relevant planning history.

**5. Relevant policies and guidance**

[National Planning Policy Framework 2012](#)

## [The London Plan 2016](#)

### [LDF Core Strategy](#)

CS5- Managing the impact of growth and development  
 CS13 - Tackling climate change  
 CS14- Promoting high quality places and conserving our heritage  
 CS19- Delivering and monitoring the core strategy

### [LDF Development Policies](#)

DP5- Homes of different sizes  
 DP20 - Movement of goods and materials  
 DP22- Promoting Sustainable Design and Construction  
 DP24- Securing high quality design  
 DP25- Conserving Camden's Heritage  
 DP26- Managing the impact of development on occupiers and neighbours

### [Camden Planning Guidance 2011/2013](#)

CPG1 (Design): Section 4- Extensions, alterations and conservatories  
 CPG1 (Design): Section 5- Roofs, terraces and balconies

### [Kentish Town Conservation Area Appraisal and Management Strategy](#)

## **6. Introduction**

This written response is based on the drawings submitted in the "Drawings and Documents" section and accompanies a pre-application meeting scheduled on Monday 6<sup>th</sup> June 2016. This is general and informal planning officer response to the proposal and development in relation to the submitted drawings and documentation. Should the pre-application scheme be altered, some of the advice given may become redundant as a result of this. This advice may not be considered relevant if adopted planning policies at national, regional or local level are changed or amended. Other factors such as case-law and subsequent planning permissions may affect this advice.

## **7. Assessment of Extensions**

In consideration of Camden Planning Guidance 1 (Design), extensions should be designed to:

- Be secondary to the building being extended in terms of location, form, scale, proportions, and dimensions and detailing;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve the 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 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.

Furthermore in consideration, additional storeys are likely to be acceptable where:

- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;
- There is a variety of additions and alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm

Additional storeys are likely to be unacceptable in the following circumstances:

- Building whose roof construction or form is unsuitable for roof additions;
- Buildings are part of a group where differing heights add visual interest and where an upwards extension would detract from this variety of form;
- Where the scale and proportions of the building would be overwhelmed by the additional extension

In review of the guidance above, submitted drawings and documents, aerial photography and site visit to and around the site, there are significant concerns regarding the proposed extensions to the building and it is considered that the scheme to add 2 more storeys is unacceptable in principle.

The alterations are considered to extensively overwhelm the host building as there is an upwards extension of two storeys. The new additions will not be subordinate to the host building in terms of its form, scale and proportions and would result in the original design and scale of the host building not being preserved. The proposal will also alter the historic pattern and townscape of the immediate area as it is seen that the smaller 2 storey buildings along Falkland Place are secondary to the three storey buildings of Kentish Town Road located in front. The adjoining building immediately to the south of this site is approx. 2 storeys high and appropriate in bulk and height for this backland area and the proposal would be much higher than this.

Notwithstanding the above, it is considered that use of stock brick is acceptable, but the glazing elements of the proposal are not appropriate or in keeping with the surrounding area. As it is within close proximity to the Kentish Town Conservation Area, more detailed consideration should be given to the design.

#### **8. Adjacent Residential Amenity**

Policy DP26 of Camden's Development Policies seek to ensure that the amenity of 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 and privacy.

It is considered that the proposed extensions would cause adverse amenity impacts upon the rear habitable windows of the buildings on 322 & 324 Kentish Town Road, 2 & 4 Fortess Road and No. 10 Fortess Road by way of loss of daylight and sunlight. The outlook from these buildings will be diminished by the brick wall of the upwards extension and would contribute to sense of enclosure when viewed from the rear windows. It is also considered there would be an increase in the loss of daylight towards No.4 Falkland Place.

As there are no windows proposed on the rear or side elevations, it is not considered there would be a loss of privacy to neighbouring occupiers.

#### **9. Quality of Accommodation**

The proposal is an extension to an existing house rather than a new dwelling; however, it is encouraged that the dwelling and room sizes meet the Department for Communities and Local Government (DCLG) Technical Housing Standards (nationally described space standard). This states that a six bedroom house (for 7 people) should be 129sqm. The proposal would provide sufficient living space for 8 people living.

Also within the DCLG Technical Housing Standards, standards require that a double bedroom should have a floor space of at least 11.5sqm and at least 2.75m wide for the first double and the others at 2.55m wide. The proposed bedrooms meet these criteria.

## 10. Transport and Servicing

A Section 106 contribution may be required for repaving any footways around the site, as these may be damaged during the construction of the proposed development.

The site is located off Falkland Place, a very narrow, single tracked road with double yellow lines. Half of Falkland Place is pedestrianized by a bollard that is located level with the site entrance. The property itself does not have direct vehicle access. In addition, Falkland Road, which forms a junction with Falkland Place next to the site, operates a one-way system with parking bays on both sides of the carriageway. Our primary concern is public safety but we also need to ensure that construction traffic does not create (or add to existing) traffic congestion in the local area. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality). The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. If a scheme of this scale was deemed acceptable, then a Construction Management Plan (CMP) must be secured as a Section 106 planning obligation.

## 11. Community Infrastructure Levy (CIL) and Planning Obligations

This scheme will be liable for both the Mayoral and Camden CIL as the proposal results in the development of a new dwelling. The Camden CIL will apply to all application that are granted planning permission after April 1<sup>st</sup> 2015. For further information please visit the website below:

## 12. Conclusion

Based upon the drawings submitted, the proposal is considered to be excessively bulky in size and height, overwhelming the original house and overly dominant in the local area. This would not be supported by the Council. In addition the detailed design is unacceptable in the choice and extent of glazing proposed. Furthermore, as a result of the additional height, there are serious concerns for the amenity of adjoining occupiers. Therefore the scheme is fundamentally unacceptable in principle.

## 13. Planning application information

If you submit a planning application which addresses the outstanding issues detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Householder Application
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red.
- 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'
- Design and access statement
- Sample photographs/manufacturer details of proposed brick cladding
- The appropriate fee £172.00
- 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.

It is likely that that a proposal of this size would be determined under delegated powers; however, if more than 3 objections from neighbours or an objection from a local amenity group is received, the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

**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.**

If you have any queries about the above letter or the attached document please do not hesitate to contact Samir Benmbarek on 020 7974 2534.

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

Yours sincerely,

**Samir Benmbarek**

Planning Officer  
Planning Solutions Team