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Date: 10/11/2016
Our ref: 2016/5280/PRE
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Dear Mr Keep,

Re: Addition of a roof extension to the current 2-storey property – First floor flat, 32 Laurier Road, London, NW5 1SJ

Thank you for submitting a pre-planning application enquiry which was received on 27th September 2016 together with the required fee of £420.

The applicant wishes to receive the Council's view on the proposed erection of a roof extension to the current 2-storey property at 32 Laurier Road, London, NW5 1SJ.

1. Drawings and documents

1.1 The following documentation was submitted in support of the pre-application request:

- Pre-App Advice Document prepared by Richard Keep Architects dated 27th September 2016.

2. Proposal

2.1 The applicant seeks to pre-application advice on the proposed erection of a roof extension to the current 2-storey property at 32 Laurier Road, London, NW5 1SJ.

3. Site description

3.1 The application site occupies a corner plot of land on the corner of York Rise and Laurier Road on the west side of Laurier Road. The building comprises two flats at each level. The upper floor flat is currently a single storey two-bedroom flat with access to a terraced area to the rear.

3.2 The Dartmouth Park Conservation Area Statement describes Laurier Road (east) as the following:

“Many of the front boundaries are formed by hedges and low walls and are given greater emphasis because of the lack of street trees. Development was from the east. Most of the houses are by Smerdon or builders associated with him, beginning with the very large No.48, double-fronted, with three half-dormers, in red brick (1884), with a carriage-drive; it was prominent in views up and down the hill, but is now somewhat obscured by

*trees. On the northern side the other houses sit at an oblique angle to the pavement and are mostly semi-detached villas. No. 46 has a conservatory on its west side, in keeping with the house. No.32 (**the application site**) is a two storey block on the corner of York Rise that is built on the site of No.32a's garden; it appears on the 1935 OS map. Many of the part-glazed front doors have attractive original stained glass."*

3.3 Whilst the site lies within the Dartmouth Park Conservation Area the site is not located within the setting of any listed buildings.

4. Relevant planning history

4.1 The following planning history is relevant to this site:

32 Laurier Road (application site)

8500933 – Change of use and works of conversion to provide 2 self-contained residential units as shown on drawing nos. LG/85/01 02 – **Granted 17/07/1985.**

9500903 – The erection of a single storey rear extension to ground floor flat as shown on drawing numbers SSO1/pa 002/pa 003/pa and 004/pa revised by letter dated 17th June 1995 – **Granted 21/07/1995.**

5. Relevant policies and guidance

5.1 The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents) as adopted on 8th November 2010, The London Plan 2015 Consolidated with Alterations (2011) and the NPPF (2012). The following policies will be taken into consideration:

National Planning Policy Framework 2012 London Plan March 2016

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP2 – Making full use of Camden's capacity for housing

DP16 – The transport implications of development

DP21 – Development connecting to the highway network

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2015: CPG1 Design

**Camden Planning Guidance 2011: CPG6 Amenity, CPG7: Transport
Dartmouth Park Conservation Area Statement (January 2009)**

6. Assessment

6.1 The main issues to consider in this case are as follows:

- Design and heritage;
- Impact on the amenity of adjoining occupiers;
- Standard of residential accommodation;
- Planning Obligations.

Design and heritage

6.2 Policy DP24 (Securing high quality design) requires that all developments, including alterations and extensions to existing buildings will be expected to consider:

a) *the character, setting, context and the form and scale of neighbouring buildings;*

b) *the character and proportions of the existing building, where alterations and extensions are proposed.*

6.3 Further to this, and with particular respect to conservation areas, policy DP25 states that the council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

Scale

6.4 Following a full assessment, discussion and walk around the site the proposal to erect a roof extension across half of the property is considered acceptable in principle. It is considered that the addition of an additional storey in this location will neither appear out of character with the host building nor the wider conservation area. Whilst the change in height would alter the buildings appearance, proportions and overall design, it is considered that, in terms of scale, it would sit comfortably amongst the adjacent buildings surrounding the site.

Detailed design

6.5 Officers welcome the efforts made by the applicant to mould the roof form in such a way that it is mindful of the amenities of the adjacent properties. It is considered that this creates a unique form which gives the extension a modern appearance which is considered the appropriate way forward for this site, as opposed to adding a more 'traditional' mansard style roof extension.

6.6 With regards to the detailed design however, it is considered that a number of elements should be revisited. Currently, large floor-to-ceiling windows are proposed on the corner of York Rise and Laurier Road at first floor level. This is considered out of character with the conservation area and would not be supported at application stage due to their overly large and dominating appearance. Further to this, it is considered that the windows together with the choice of a large bricked area on the Laurier Road elevation adds to the perceived bulk of the extension which is out of character with the Dartmouth Park Conservation Area. So currently, whilst the scale of the proposed extension could be accepted, it is subject to detailing that is currently not supported.

6.7 By way of some guidance, it is considered that a more horizontal emphasis could be fed into the design in order to make reference to the host building. This could be introduced in the form of an alternate fenestration design or a different choice of

materials to help breakdown the appearance of the extension whilst offering a more visually aesthetic appearance.

- 6.8 Officers consider that a good level of detail has been introduced to the roof form and scale. However, it is considered that greater thought into the detailing to the front and flank elevations of the proposal should be introduced to help create a high quality addition to the host building. The choice of a dark coloured zinc roof is supported as it reflects the choice and colour of materials for roof treatments in the surrounding area.

Roof terrace

- 6.9 With regards to the roof terrace, CPG1 (Design) provides guidance at paragraph 5.25 and notes that they should not result in overlooking of habitable rooms of adjacent properties. It is noted that a green wall is proposed to address this concern of overlooking into No.32b, however officers consider that the terrace will have wider noise implications whilst the green wall itself could have significant impacts with regards to outlook from the affected windows at No.32b.

Design and heritage conclusions

- 6.10 The scale of the proposed extension is considered that it could be supported subject to a number of amendments to the detailed design. The roof terrace is not supported by officers and should be removed from the plans.

Amenity

- 6.11 Policy DP26 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Factors to consider, and which is particularly relevant to this case, include sunlight, daylight, artificial light levels, and visual privacy and overlooking.
- 6.12 The proposal seeks to install a roof terrace at second floor level. It was noted on site that a number of windows immediately overlook the application site particularly at No.32b Laurier Road. It is considered that the creation of a roof terrace in this location will have significant amenity impacts for the adjacent occupiers. The drawings suggest that a green wall would be installed to screen views to this area, however this will have wider outlook implications from this window and would not address the more significant noise implications from this terrace. It is noted that a terrace currently exists on site at first floor level. It is considered that this is sufficient amenity space for a single unit and the creation of another is considered excessive particularly as the proposed terrace has wider amenity implications. The installation of a roof terrace will not therefore be supported at application stage.
- 6.13 The floor-to-ceiling windows proposed on the corner of York Rise and Laurier Road, whilst being out of character with conservation area as noted above, create amenity issues for future residents of the application site. The opportunity for overlooking into the main living area of the unit is considered unacceptable and therefore offers another reason as to why the proposed fenestration for the proposals should be amended. It is not considered that the use of obscure glazing would be an acceptable compromise.

Standard of residential accommodation

- 6.14 Paragraph 26.11 of policy DP26 states that the size of a dwelling and its rooms, as well as its layout, will have an impact on the amenity of its occupiers. As such, new residential units must comply with the London Plan housing standards.
- 6.15 It is not possible from the plans submitted to get a clear understand as to their scale. As such, it has not been possible to measure the size of the proposed units against the required floorspace standards. When an application is submitted, it will be important to submit plans at a scale that can be clearly read and measured in order to compare against the relevant standards. From the plans, it appears as though the flat is changing from a 2-bed unit into a 4-bed unit. The required floorspace standard for such a unit is 99sqm. It will therefore be important to demonstrate that proposal can meet this standard. Further to this, double bedrooms must be at least 11sqm in size, whilst single bedrooms must be 6.5sqm.

Planning obligations

- 6.16 CPG6 (Amenity) and CPG7 (Transport) require that a Construction Management Plan (CMP) be submitted for development that is likely to give rise to significant noise and other disturbance during construction. Given the lack of on-site space for machinery, the relatively restricted site access and the potential effect of construction in terms of, inter alia, noise, dust and vibration on nearby residential units, it is considered necessary to require the applicant to enter into a Section 106 legal agreement to secure the provision of a Construction Management Plan (CMP).
- 6.17 A CMP outlines how construction work will be carried out and how this work will be serviced (e.g. delivery of materials, set down and collection of skips etc.), with the objective of minimising traffic disruption and avoiding dangerous situations for pedestrians and other road users.
- 6.18 The summary page of Development Policy DP21 states that 'the Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development'. The footway directly adjacent to the site could be damaged as a direct result of the proposed works. It is highly likely that a financial contribution towards repairing the public highway will be required in this instance. The applicant should be mindful of this when an application is submitted.
- 6.19 In summary, a fully complete CMP, and a financial contribution for highway works would all be secured via Section 106 legal agreement.

7. Conclusions

- 7.1 As noted above, whilst the scale of the proposal is considered acceptable, a number of amendments are required in order for the proposal to appear as a high quality addition to the conservation area. The roof terrace is not supported and

should be removed from the plans. It will be important for fully scaled plans to be submitted as part of the proposal so that officers can accurately measure the proposal against the relevant standards.

- 7.2 The applicant is advised to use these comments to feed into a re-design of certain elements of the proposal. This is to address both design and amenity concerns that have been identified as part of the proposal.
- 7.3 The proposal is likely to attract the requirement for a CMP and highways contribution as part of a Section 106 legal agreement.

8. Planning application information

8.1 In order to ensure your application is valid, the following information will be required to support the planning application:

- Completed and signed planning application forms for Full Planning Permission;
- 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;
- Heritage Statement;
- The appropriate fee – £172;
- Please see [supporting information for planning applications](#) for more information.

8.2 We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by putting up a notice on each of the proposed sites. The Council must allow 21 days from the consultation start date for responses to be received.

8.3 This application will be decided under delegated powers. However, if 3 or more objections are received, and/or a local amenity group object, then the application will be referred to Member's Briefing which is held every Monday.

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 Ian Gracie (0207 974 2507)

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

Yours sincerely,

Ian Gracie

Planning Officer
Planning Solutions Team