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G.Badman@formstudio.co.uk

Dear George Badman,

**Pre-planning Application Advice
Proposal at 5 Back lane, London NW3 1HL**

Thank you for submitting the pre-planning application enquiry for the above property which was received on 8th of September 2016.

Proposal:

Demolition of the existing conservatory to the rear elevation and erection of a two storey rear extension between the ground and first floors and new landscaping arrangement for outdoor seating area to the rear ground floor all associated with additional residential floorspace.

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.

Site Description, History and Policies

The house is the end unit of a small terrace of three properties with a lower and setback terrace of properties partially joined to the SW end elevation. At ground level the SW boundary adjoining the house is an access route leading to a back-land plot. The unusual terrace and stepped boundary configuration results in a garden plot to the rear that is effectively split down the middle creating two separate spaces

Relevant History

2014/6594/P: Erection of two dormer windows to front pitched roof and five dormer windows to rear pitched roof. Granted consent on 24/03/2015.

2008/3229/P: Erection of new conservatory within the lower courtyard garden and

creation of new window to west elevation at upper floor level. Granted on 07/11/2008

9005727: Erection of a two storey rear extension as shown on drawing nos.363.101 102 121 and 122. Refuse 28/05/1991.

Planning Policy Context

The documents which make up the development plan are the London Plan 2016 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).

Also of relevance is the National Planning Policy Framework (NPPF) 2012 is an important material consideration. A list of relevant policies is provided below.

Camden Core Strategy 2010-2015:

CS1 (Distribution of growth)

CS14 (Promoting high quality places and conserving our heritage)

CS5 (Managing the impact of growth and development)

Camden Development Policies (Adopted 2010):

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

CPG1 (Design)

CPG6 (Amenity)

Assessment

Rear Extension

"Development Plan Policy DP24 requires all developments including extensions to reflect the character, setting, context and the form/scale of neighbouring buildings". Guidance in CPG1 then builds on the themes in DP24 as follows. In respect of rear extensions the follow guidance;

- the impact on existing rhythms, symmetries and uniformities in the townscape set back from the main building;
- be subordinate to the original building in terms of scale and situation;
- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing, and;
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space

Paragraph 4.14 states that rear extension should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.

The group of properties are formed by three buildings of the same size when viewed in context from the principal elevation with a passage which separates the host building from number 7 Back Lane. There is a distinct separation between the groups of terraces on account of the differing heights. Nevertheless, the street is read in the context as a terrace providing some scope for development at ground and first levels as long as it does not compromise the principal elevation. The proposed part two storey element of extension would be largely hidden from streetscene. The rear lacks cohesion and symmetry due to the formation of the plot of land which No' 1 and 3 are comparable in size to the rear of 2 Lakis Close. There is a gap of 2.6m and projection of approximately 3m to the front elevation.

The proposed extension at ground floor level would be full width and would add an additional 7sqm at ground floor level. The proposed first floor extension would be single storey and would not project further than the neighbouring parapet wall and would be contained within the building line of the host building and align with the rear wall of the neighbouring property.

The proposed glass infill roof, with associated new glazed doors/windows, would be constructed from high performance powder coated aluminium systems. The first floor extension, located over the existing ground floor closet wing, is a metal clad façade and roof construction using pre-weathered zinc with a standing seam detail.

The proposed rear extension is considered to be subordinate to the end of terrace and would not result in the entire gap between the terraces being filled. The first floor height would not conflict with the roof form and thus the townscape would not be negatively impacted by the proposed extension.

Furthermore, no objection is raised in regards to the paved patio area at ground floor level.

Tree

Justifiable evidence would be required for the removal of the tree. This can be via the submission of an arboriculture report or a separate tree application.

Amenity impact

The proposed ground and rear extension would be built up to the boundary with the neighbouring property number 3 Back Lane. However, the proposed extension would be lower in height than the neighbours outrigger extension and the first floor extension would be set back and not protrude higher than the parapet wall between both properties. It is not considered that the first floor extension would impact on the neighbouring amenities, mainly due to the large trees and positioning within the terrace. Therefore, it is not anticipated that the works proposed would have a detrimental impact on outlook, loss of light, or daylight/sunlight and over shadowing.

Concluding comments

The principle of a ground and first floor extensions is considered acceptable in accordance with policies DP24, DP25 and DP26 neither harming the character and appearance of the location or the amenity of neighbouring properties. However the works would be subject to the impact on the proposed tree to the rear.

After you submit your application

We are legally required to consult on the application with individuals who may be affected by the proposals. We will 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 nature would be determined through delegated powers.

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 submit your application electronically via the national planning portal.

When submitting a one-app planning application, the following information will be required:

- The appropriate fee of £172.00
- Current site location plan
- All existing elevations (including the front and the rear), floor plans and sections
- All proposed elevations (including the front and the rear), floor plans and sections
- Arboricultural Impact Assessment

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.

Yours sincerely,

Obote Hope

Planning Officer
Planning Solutions Team