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Date: 25/07/2016
Our ref: 2016/3282/PRE
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Dear Simon Birnham,

Town and Country Planning Act 1990 (as amended)
Re: Burghley Court, 18 Ingestre Road, London, NW5 1UF

Thank you for your enquiry received on the 14th of June 2016, regarding the erection of a two storey roof extension to create 2 x 2 bedroom dwellings.

This letter represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

Overview of the Site and Proposal

The site is a modern four storey building fronting Ingestre Road flanked by a line of terraces fronting Burghley Road on its western elevation, a block of flats "Wardlow Court" to the rear and the front elevation faces a school playing field. The site is lower in height than the adjacent three storey terrace properties and the pre-application building is subdivided into a mix of nine 2x2 bedroom flats and maisonettes with balconies on the rear elevations.

Pre-application advice is sought for the construction of a single storey roof extension incorporating 150sqm of the roof area providing 2 x 2 bedroom flats. The proposed roof extension would be set back from the perimeter of the building with an additional set back at the principal elevation to form a front terrace.

Submitted Plans

Feasibility Report Revision A (May 2016)
Site Location Plan (7659/MEP/001)
Pre-application cover letter/Statement

Policy Context

National Planning Policy Framework 2012

London Plan March 2016

LDF Core Strategy and Development Policies

Core Strategy

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

CS14 - Promoting high quality places and conserving our heritage

Development Management Policies

DP2 - Making full use of Camden's Capacity for housing

DP5 - Homes of different sizes

DP18 - Parking Standards and limiting the availability of car parking

DP23 - Water

DP24 - Securing high quality design

DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 (Design) 2014

CPG2 (Housing) 2013

CPG3 (Sustainability) 2013

CPG6 (Amenity) 2011

CPG7 (Transport) 2011

Site History

The existing four storey block of flats was approved on 21st of January 2003 (Ref PEX0100801) the design of the roof and exterior elevation was subsequently revised to its present design under planning application reference 2003/3420/P.

The two central columns on the front elevation containing the staircases were approved under the revised scheme to include a glass enclosure on top of each column to provide greater light to the internal staircase. The enclosure does not appear to have been constructed which is of no great loss to the building.

Design Assessment

The modern design, flat roof and comparative height to the surrounding buildings provides some scope for further development of the roof form without damaging the existing height hierarchy. The site is not overtly prominent within the location on account of its height and contemporary design. The building is only prominent in long views from east to west along Burghley Road. The site does not overwhelm the character of the neighbouring terraced properties on Burghley Road that provide the focal area of interest in the location.

Design guidance In CPG1 considers roof alterations that are architecturally sympathetic to the age and character of the host building and retain the overall integrity of the roof form would be acceptable. The proposed flat roof extension could be considered as an

appropriate progression of the building and architecturally sympathetic to the host building. Therefore on balance the proposal would meet design guidance in CPG1.

The adjacent terraces on Burghley Road are traditional three storey Victorian terraces that are taller than the four storey pre-application site. The height of the pre-application site is set below the eaves of the adjacent end of terrace property. The comparative height differential is on account of the pre-application site having a lower ground floor providing a full storey to the rear but at the principal elevation the lower ground floor is almost entirely hidden from the street view. Therefore the site is four floors but essentially only three stories when viewed from the streetscene. The fronting of the site on Ingestre Road further mitigates the height differential on account of the natural slope of the road falling away from Burghley Road reducing the mass on the corner of Burghley Road and Ingestre Road.

The proposed additional storey would project the roof height to approximately the same height as the ridgeline of the adjacent terraced properties. The addition of a single storey roof additional is not considered to harm the existing views from east to west along Burghley Road across the playing fields towards the site. Currently the top floors of "Wardlow Court" are visible above the site and thus the addition of another storey would be unlikely to result in unreasonable harm to the street scene.

No detailed elevations have been submitted to the Council but the planning statement submitted with the pre-application confirmed such details would be required were any further detailed assessment of the design to be made. However under section 05 of the planning statement submitted (indicative Plans) the applicant has confirmed the roof extension would be set back from the existing facades to reduce impact to the street scene. This would be welcomed by the council as it would soften the appearance and mass of the roof extension appearing subordinate to the host property.

How the proposed roof extension would contrast with the existing colours/materials between the brick base levels and the rendered top floor of the building need to be addressed in any planning application. The additional roof extension would be required to respect and respond to the existing facade.

Amenity

Core strategy policy CS5 requires new development to protect the amenity of residents within the Borough. Policy DP26 builds on the core strategy seeking to ensure that the amenities of neighbouring occupiers are not unduly impacted by development in terms of overlooking, loss of daylight/sunlight, poor outlook or sense of enclosure. *"Development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties"*.

Amenity Guidance in CPG6 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 lack of any fenestration details means a full assessment of the amenity impacts of the proposal is not possible, however it would be expected that no windows would be inserted on the South West elevation to protect the amenity of the rear gardens along the terraces of Burghley Road.

The distances between the elevations of the pre-application site and elevations on Wardlow Court range from 13m to 22m, therefore any proposed windows facing directly to the rear should reflect the location and orientation of the windows on the lower floors of the building, therefore protecting privacy in accordance with guidance in CPG6.

The proposed additional storey could potentially cause issues with daylight/sunlight to Wardlow Court and has been highlighted in section 02 of the planning statement "constraints and opportunities". The submission of a sunlight/daylight assessment would be necessary to assess the impacts of an additional storey on the neighbouring dwellings including gardens.

The current outlook from habitable windows on the front elevation of the Wardlow Court is fairly limited, looking out on to the existing four storey rear elevation of the pre-application site. The distance between the elevations is approximately 16m at its shortest distance and extends further away due to the angled orientation of the two sites. The addition of the proposed roof extension would be unlikely to obscure the visible sky from the windows on Wardlow Court and as such is not considered to result in a sense of over bearing or to be unneighbourly.

Housing

The provision of new residential floor space is a key priority of the LDF as outlined at paragraph 1.8 of the Core Strategy and throughout the LDF documents Policy DP2 states that making full use of Camden's capacity for housing is required to maximise the supply of additional homes in the borough.

Policy DP5 states the Council will contribute to securing a range of self-contained homes of different sizes. The pre application does not provide any detailed floor plans but has indicated that the 150sqm of habitable space would be split into 2x2 bedroom flats as per below.

67sqm 2 Bedroom 3 Person Unit

73sqm 2 Bedroom 4 Person Unit

The proposed flats would meet national floorspace standards and are would be considered acceptable with respect to overall floorspace. You are advised however that the national space standards require minimum sizes for bedrooms and living areas as well as storage areas. Full details floor plans would be required in order to provide a detailed assessment of the acceptability of the proposed units. The potential provision of terraces at the front of the property would provide valuable amenity space without impacting neighbouring amenity however their suitability would also be subject to assessment for their details design.

The Dwelling Size Priorities Table within Policy DP5 (Homes of different sizes) sets out Camden's priorities in relation to dwelling sizes. One bedroom dwellings are classed as

low priority and two bedroom flats are classified as very high. The proposed 2 x 2 bedroom dwellings are in line with the councils dwelling priorities.

Transport

In line with policy DP18 (Parking standards and limiting the availability of car parking) the Council will expect development to be car free in areas that are easily accessible by public transport. Guidance in CPG7 para 5.9 states that highly accessible areas are considered to be areas with a public transport accessibility level (PTAL) 4 and above. The application site has a PTAL level of 6a, above this threshold and therefore the development would be expected to be 'car-free' secured through a Section 106 legal. The site would be expected to provide two secure cycle storage locations per two bedroom dwellings as stated in the revised London Plan 2016. The pre-application plans do not illustrate where the secure cycle storage area would be located on the site. Therefore any submitted planning application would need to clearly illustrate where the cycle storage would be maintained and provide detailed plans of the type of storage.

The proposed development would be expected to provide a highways contribution in case of damage to the highway during works. Development Plan 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 proposed roof extension and potential alterations to the front elevation (to facilitate the roof extension in an appropriate fashion/design that reflects the host property in accordance with DP24) could damage the highway directly adjacent to the site. A quote would be secured at planning application stage for the proposed works that would likely require remedial works following completion of the proposed development. This would be secured via a Section 106 planning obligation, pending granting of planning permission.

The requirement for a CMP would also be confirmed by highways at planning application stage however considering the location and proposed works it is unlikely a CMP (Construction Management Plan) would be necessary. CMPs are only generally required on sensitive or constrained sites, not considered the case on this site.

Access

Policy DP6 Lifetime homes and wheelchair homes was replaced by Building Regulations Part M4 (2). The proposed development would need to be constructed in compliance with the details of the legislation to ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 and DP6 of the Core strategy and Development Plan respectively.

Community Infrastructure Levy (CIL)

Mayor's CIL

The Mayor of London's Community Infrastructure Levy was introduced on the 1st April 2012. This is used to raise funds to contribute towards Crossrail. The CIL will apply to all

development which adds one or more dwellings or more than 100sqm of floorspace at a rate of £50 per sqm.

Camden's CIL

Camden CIL: Housing - under 10 units / 1000sqm £500 per sqm. Camden CIL will only be charged on the overall increase in floorspace.

The development would be CIL liable under the new tariff system introduced on the 1st of April 2015. The combined new floor space would amount to 150sq.m. The CIL Tariff per square meter is £500 in this location. Therefore the total CIL payable to Camden Council would amount to £75,000 on commencement pending planning approval. A separate sum would be levied by the Mayoral CIL tariff in addition to the Camden CIL value of approximately £7,500.

Concluding comments

The principle of an additional roof extension is considered likely to be acceptable, subject to the assessment of detailed design, room sizes and layouts and daylight/sunlight study.

How to submit your application

Please submit your application electronically via the national planning portal.

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

- Fee £770
- Site Location Plan (1:1250 scale) – showing the application site in red and any other land owned by the applicant close to or adjoining the site in blue.
- All existing elevations (including front and side) floor plans (including roof plan) and sections (1:50 scale) – please also show the context neighbouring buildings
- All proposed elevations (including front and side), floor plans (including roof plan) and sections (1:50 scale) - please also show context with neighbouring buildings.
- Design and Access Statement, Including adherence to Part M of Building regulations and water efficiency levels.
- Planning statement
- Daylight/Sunlight Report
- Details of secure & safe cycle storage
- Prior to submitting any application you should also read the guidance from the following link for submitting a valid application: [Guide to supporting information for planning applications](#).

You are advised to discuss your proposals with neighbouring properties prior to submitting an application.

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. It is likely that an application of this size 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 James Clark on **020 7974 2050**.

Please note that the information contained in this letter 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.

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.

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

Yours sincerely,

James Clark
Planning Officer
Culture and Environment