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Our ref: 2016/6942/PRE
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Dear Ms Haig

Re: 20 Westbere Road, London, NW2 3SR

Thank you for submitting a pre-planning application enquiry for the above property which was received on 15 December 2016 together with the required fee of £420.00.

1. Drawings and documents

FR03.01
 FR03.02
 2x site photographs

2. Proposal

Erection of side infill extension to feature high level glazing at side elevation and 3x rooflights

3. Site description

The site comprises of a two storey semi-detached dwelling house located on the eastern side of Westbere Road. It is not a Listed Building and it is not located within a Conservation Area.

As detailed on the drawings, and confirmed on the site visit by the case officer, due to the topography of the site, there is a change in ground level between the application building and neighbouring No. 18 Westbere Road by 0.56m. The properties also have external access into the rear garden via a side passage.

4. Relevant planning history

2014/2601/P- Householder application for erection of rear extension at roof level and installation of dormer window on side roofslope all in connection with existing residential dwelling (Class C3). **Withdrawn 20 April 2016.**

2012/6145/P- Certificate of lawfulness for side dormer, rear roof extension and 2 rooflights on front roof slope of existing dwelling. **Granted 29 November 2012.**

5. Relevant policies and guidance

[National Planning Policy Framework 2012](#)

The London Plan March 2016

LDF Core Strategy

CS5- Managing the impact of growth and development

CS19- Delivering and monitoring the core strategy

LDF Development Policies

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- Extension and alterations

6. Introduction

This written response is based on the drawing submitted in the "Drawings and Documents". 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. The 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 permission may affect this advice.

7. Assessment of Side Infill Extension

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, dimensions and detailing;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- 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 the retention of a reasonable sized garden

In review of the guidance above, aerial photography and submitted photographs, the principle of a single storey side infill extension is generally considered to be acceptable.

The proposal is considered to be secondary and subordinate towards the host building in terms of its footprint and scale and results in the retention of a large garden as the development will not infringe past the rear elevation of the existing closet wing.

The design and materials of the extension is considered to be appropriate with stock brick, single membrane roofing, and aluminium framed windows and sliding doors including the high level windows upon the side elevation. The design of the rooflights is considered acceptable in its scale and quantity. The associated landscaping and paving works is further considered to be appropriate.

The proposed drawing indicates a rear outbuilding being erected. This can be done under permitted development subject to compliance with regulations.

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.

Privacy, Outlook and Sense of Enclosure

It is not considered that the proposed side infill extension would cause adverse level of amenity in terms of privacy and overlooking. The proposed windows along the side elevation will be above head height with its purpose being to bring light into the building. Also the windows to the side elevation of No. 18 are mainly non-habitable (bathroom) windows. It is further considered, by virtue of the ground level change and the set back of the proposal from the boundary wall (as it will be in line with the side elevation of the building), the proposal would not lead to a sense of enclosure.

Loss of Daylight/Sunlight

It is not considered that the proposal would cause an unacceptable loss of daylight/and sunlight towards neighbouring occupiers. This is by virtue of the application site being at a lower ground level and to the north of directly affected neighbour (No. 18).

9. Conclusion

In conclusion, the proposed side infill extension is considered as an appropriate and acceptable development and is likely to be supported by officers. The design and the changing ground level between the host and neighbouring building has resulted in the consideration that there would be negligible impacts upon No. 18 Westbere Road; which would be the most directly affected building due to the location of the development.

10. Planning application information

8.1 If you submit a planning application which addresses the outstanding issue 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 of £172.00
- 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 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. [amend where necessary]

8.3 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 0207 974 2534

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

Yours sincerely,

Samir Benmbarek

Planning Officer
Planning Solutions Team