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By email

Dear Mr Miller,

Re: Flat A, 111 Camden Street, NW1

Thank you for submitting a pre-planning application enquiry for the above property which was received on 13/04/2017 together with the required fee of £1,218.00.

1. Drawings and documents

189AL(1)01, 189AL(-)01, 189AL(1)02 and photograph schedule dated March 2017, and updated drawings received by email dated 05/06/2017.

2. Proposal

Demolition of existing utility room, erection of single storey rear extension at lower ground floor level, and various internal alterations.

3. Site description

The application site comprises a three storey plus basement property which has been converted into flats. The building is Grade II listed along with the rest of the terrace on the west side of Camden Street.

The application site is not located within a conservation area.

4. Relevant planning history

12066 - Conversion into 2 self-contained maisonettes. Granted 16/11/1971.

2004/4465/P & 2004/4763/L - The demolition of existing utility room and erection of a new single storey rear extension. Refused 24/12/2004 for the following reason:

The proposed extension, by virtue of its size, detailed design, materials, and location is considered to have a detrimental impact on the appearance of the rear of the listed terrace. In addition, the proposed double door opening to the rear wall will inappropriately alter the character of the staircase enclosure internally. It is therefore contrary to Policies EN38 (Preservation of listed buildings) and EN22 (Extensions to existing buildings) of the London Borough of Camden Unitary Development Plan adopted 2000.

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)

CS14 (Promoting high quality places and conserving our heritage)

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

CPG1 (Design) 2015

CPG6 (Amenity) 2011

Emerging policy:

The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report. The Council is intending to formally adopt the Local Plan incorporating modifications in late June 2017, after which the Local Plan will replace the current LDF policies. A copy of the submission draft Local Plan can be found on our website here.

The following policies would be relevant in the determination of a future application:

Policy G1 (Delivery and location of growth)

Policy A1 (Managing the impact of development)

Policy D1 (Design)

Policy D2 (Heritage)

6. Assessment

The key planning issues are as follows:

- Design (the impact of the proposal on the special character of the host Grade II listed building and wider terrace of listed buildings)
- Amenity (impact on neighbouring amenity in terms of daylight, outlook, and privacy)

7. Design

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. The following considerations contained within policies CS5, CS14 of the Core Strategy and policies DP24, DP25 and DP26 of the Development Policies Document are relevant to the application:

development should consider the principle of the development; the impacts of the development on the character, setting, context and the form and scale of neighbouring buildings; and the residential amenity impacts of the proposals. As stated above within the policy section the Local Plan is due to be fully adopted in late June. The relevant policies within the Local Plan D1 and D2 are similar to the above policies and require development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area; and state that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Camden's Development Policies Document is supported by CPG1 (Design) and CPG6 (Amenity).

Internal works

During our site visit, we discussed the importance of respecting and preserving the historic plan form of the property and our concern at the potential loss of historic fabric involved in the creation of the new internal doorway and opening up of the rear elevation into the extension. However, following our meeting you have conducted further exploratory investigations and archival research which has demonstrated that the partitions affected were installed post 1971, and that this opening had already been created prior to the 1971 works relating to the conversion into flats. The justification you have provided for the internal works looks acceptable and these changes are likely to be considered acceptable in principle, given that they do not result in any loss of historic fabric.

Likewise, the revised drawings show the retention of the original rear doorway into the new extension, which is welcomed.

Rear extension

Following our site visit, you have provided a series of 6 alternative design options. Options 1 – 3 involve the retention of the existing lean-to and the erection of a glazed single storey extension at lower ground floor level that retains the existing rear opening. The main difference between these options is the rear door opening into the garden.

Options 4 & 5 include the demolition of the lean-to and erection of a glazed replacement in its place, which would link to the proposed lower ground floor extension.

Option 6 retains the existing lean-to and proposes a more traditional brick-built extension at lower ground level with traditional sash window.

The scale and massing of the lower ground floor smaller extension shown in options 1-3, retaining the width of the existing opening, is considered to be acceptable in principle. It would have a limited impact in views from the street and is a subordinate extension to the main listed building and rest of the terrace. The full width options, replacing the existing lean-to are not supported for the reasons outlined previously on site.

It will also be important to consider appropriate materials. A lead roof is likely to be the most appropriate and this could be carried down to any solid elements of the side elevation. Please note that we wouldn't accept render walls here (and brick might feel too heavy). The principle of full height bi-folding/sliding doors to the rear elevation of the extension is acceptable.

8. Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 and replacement Policy A1 support this, by seeking to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.

The proposed extension would not project higher than the existing boundary wall, and is therefore considered to have limited impact on the amenity of no. 109 in terms of outlook or daylight. Likewise, if the existing lean-to is retained, there would be virtually no impact on the amenity of no. 113.

The proposed rooflight is of concern due to its size and potential light-spill issues. Although the drawings show the installation of a motorised blind, the council would have no way to enforce its use, and the rooflight could result in harm to neighbouring amenity as a consequence of light pollution. It is recommended that this is removed and alternative means of providing light are investigated, such as high level windows to the side elevation.

9. Conclusion

Of the design options presented, it is recommended that a single storey rear extension at lower ground floor level (options 1 – 3) is developed further. The erection of a full-width rear extension is unlikely to be supported at application stage.

10. Planning application information

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 – Full planning permission and listed building consent.
- 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
- Sample photographs/manufacturer details of materials.
- The appropriate fee
- 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 put up a site notice on or near the site and 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 Laura Hazelton on the number above.

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

Yours sincerely,

Laura Hazelton

Planning Officer
Planning Solutions Team