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**Date: 31/10/2016**  
**Our ref: 2016/4417/PRE**  
**Contact: Samir Benmbarek**  
**Direct line: 020 7974 2534**  
**Email: samir.benmbarek@camden.gov.uk**

Mr Michael Rees  
 Unit 3  
 1 Oakhurst Grove  
 London  
 SE22 9AH  
*By email*

Dear Mr Rees

**Re: 48 Lady Margaret Road, London, NW5 2NR**

Thank you for submitting a pre-planning application enquiry for the above property which was received on 08 August 2016 together with the required fee of £420.00.

**1. Drawings and documents**

005 (2) K 001  
 005 (2) K 002  
 005 (2) K 003  
 005 (2) K 004  
 005 (2) K 004  
 005 (2) K 005  
 005 (2) K 006  
 Design and Access Statement

**2. Proposal**

Erection of single storey rear and side infill extension and alterations to side boundary wall to include increase of height, removal of vehicular access gates and 1x door opening and introduction of 2x door openings.

**3. Site description**

The site comprises of a three storey end of terrace dwelling house located on the eastern side of Lady Margaret Road on the junction with Ospringe Road. The building is located within the Kentish Town Conservation Area. It is not a Listed Building but is described as a positive contributor in the Kentish Town Conservation Area Appraisal and Management Strategy.

**4. Relevant planning history**

**2014/2601/P-** Householder Application for proposed replacement first floor front extension.  
**Approved 18 July 2014**

**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  
 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](#)

CPG1 (Design): Section 4- Extensions and alterations

[Kentish Town Conservation Area Appraisal and Management Strategy](#)

**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 Rear Infill/Side Extension**

In consideration of Camden Planning Guidance 1 (Design), rear extensions should be designed to:

- Be secondary to the building being extended in terms of location, form, scale, proportions, and dimensions and detailing;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks
- Respect and preserve the historic pattern and established townscape of the surrounding area including 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 retention of a reasonable sized garden; and
- Retain the open character of natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area

Furthermore, side extensions should be designed to:

- Be no taller than the porch
- Set back from the main building

In review of the guidance above, aerial photography, and site visit to the proposed development site, the proposed single storey rear/part side extension is considered to be acceptable in principle. The main (rear infill) part of the extension will have a depth of 6.0m alongside the existing rear projection which projects a further 2.0m. The side extension will

be set back from the front elevation of the host building by 3.6m and it will run alongside the boundary wall (along Ospringe Road) for 12.0m. The rear 6.0m of the side extension integrates with the rear infill extension creating a wrap-around development at the rear. The extension will still retain a large proportion of outdoor amenity space and it is not considered to be of an overwhelming size and scale.

The proposed sloped roof over the side boundary wall and gate would be developed in conjunction with the raising of the boundary in which there are concerns (explained in the next section). It is advised by the Council's Senior Conservation Officer to explore the option of a lightweight/glazed structure from behind the boundary wall or another option is to slope the proposed roof of the side extension to the top of the existing boundary wall. Furthermore, the proposed relationship between the rear elevation and the sloping roof is considered to appear awkward and out of keeping with the adjacent properties. A simpler form of roof for the extension would be advised which also easily differentiates between the existing building and the extension in accordance with the Council's design guidance.

The use of London stock brick, timber framed windows and slate tiles for the roof is considered appropriate for the host building and the conservation area.

#### **8. Assessment of Alterations to Boundary Wall**

The boundary wall is proposed to be extended upwards by an additional 6x brick courses n. As part of the application submission, it will need to be demonstrated that the heights of the side boundary walls shared with the highway are not a characteristic element of the Kentish Town Conservation Area streetscape. It is recommended this is done in a form of a survey of the surrounding corner buildings.

Other alterations to the side boundary wall include the removal of the side opening by the host building and the removal of the vehicular gates at the rear of the site which are considered acceptable. The introduction of 2x new gate openings alongside the dwelling house for use as a side entrance and refuse store is also considered appropriate as is the choice of materials being timber.

#### **9. Adjacent Residential Amenity**

Policy DP26 of Camden's Development Policies seeks 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.

It is not considered the proposal would cause an adverse impact upon the amenity of adjoining residential occupiers by virtue of the location of the development along the boundary wall shared with the public highway and the greater distance between the development and nearby neighbouring buildings.

#### **10. Transport and Servicing**

A Section 106 contribution may be required for repaving any footways around the site, as these may be damaged during the construction of the proposed development.

#### **11. Conclusion**

In conclusion, the principle of the rear infill and side extension is considered acceptable as it is not considered to be overbearing or dominant in relation to the host building. It may not be acceptable to increase the height of the boundary wall and should that be the case, it is advised to explore other options in the roof form of the extension such as a clerestory or to connect the sloped roof to the top of the boundary wall.

#### **12. 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 – 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 £172.00
- Please see [supporting information for planning applications](#) for more information.

8.1 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.

8.2 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