



Planning Solutions Team
Planning and Regeneration
 Culture & Environment
 Directorate
 London Borough of Camden
 2nd Floor
 5 Pancras Square
 London
 N1C 4AG

Date: 29/03/2017
Our ref: 2016/7045/PRE
Contact: Samir Benmbarek
Direct line: 020 7974 2534
Email: samir.benmbarek@camden.gov.uk

Mr Craig More
By email

Dear Mr More

www.camden.gov.uk/planning

Re: 2 Hargrave Place, London, N7 0BP

Thank you for submitting a pre-planning application enquiry for the above property which was received on 21 December 2016 together with the required fee of £420.00.

1. Drawings and documents

Site Location Plan
 Existing Cross Section
 Existing Long Section
 Existing and Proposed Ground Floor Plan
 Proposed First Floor Plan
 Proposed Cross Section
 Proposed Long Section
 Design and Access Statement

2. Proposal

Erection of a first floor extension to the existing building with roof terrace to provide additional living accommodation.

3. Site description

The site comprises a four storey building to the front of the site that is occupied as office use at ground floor level. To the rear of the site is a one storey warehouse building with a basement level which is connected at ground floor level to the main building. It is currently in use as a live/work unit with access gained via the ground floor from within the main building and also a shared access alleyway between No. 2 and No.4 Hargrave Place. To the west of the application site is Landley's Field, a four storey purpose built residential building.

The building is not a listed building, nor is it located within a conservation area.

4. Relevant planning history

2004/2797/P- Full Planning Permission for change of use of basement and ground floor from office/warehouse (B1 and B8 use classes) to use as a live/work unit (Classes B1/C3) **Approved 02 March 2005**. A condition was attached to this permission restricting the use of the basement area from being used as habitable accommodation.

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
 CS13- Tackling Climate Change
 CS14- Promoting high quality places and conserving our heritage
 CS19- Delivering and monitoring the core strategy

LDF Development Policies

DP22- Promoting sustainable design and construction
 DP24- Securing high quality design
 DP26- Managing the impact of development on occupiers and neighbours

Camden Local Plan Submission Draft 2016

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

A1- Managing the impact of development
 H1 Maximising housing supply
 D1- Design

Camden Planning Guidance 2011/2013

CPG1 (Design): Section 5- Roof, terraces and balconies
 CPG (Amenity)

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 Additional Stories/ Roof Extensions

In consideration of Camden Planning Guidance 1 (Design), additional storeys and roof alterations are likely to be acceptable where:

- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;
- There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar roof form would not cause additional harm.

In view of the guidance above, aerial photography and officer's site visit, it is considered that the principle of the additional storey is acceptable in design terms. The scale of the development is considered to be appropriate and subordinate in relation to the host building and surrounding area. The proposed terminating height of the proposal is measured at 0.6m higher than the existing terminating height. This would not create any additional significant bulk to the building and is considered acceptable.

The detailed design of the additional storey is considered to be appropriate, using existing or matching materials to that of the existing dwelling. It will be constructed of London stock brick and would include a rooflight at first floor level to feature a glazed box feature to provide headroom for the proposed internal staircase. The proposal also features a green roof at second floor level which is welcomed.

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

As measured on the proposed long section, the separation distance between the rear windows of No. 2 Hargrave Place and the proposed flank wall of the terrace would be 2.8m. It is considered that this short separation (and taking into account the annotation on the proposed drawings) would increase concerns regarding outlook from the rear habitable window of the first floor of the front building and well as sense of enclosure by virtue of a 2.5m brick wall within a short distance from the habitable window.

The proposed terrace at first floor level is enclosed by high walls around the perimeter (to the same height as the existing roof line) and would not present any overlooking issues onto neighbours below. However, it will be possible for the occupiers of the upper floor flats of no. 2 Hargrave Place to look directly down into the terrace. This would not be considered acceptable. You are advised to explore the option of amending the scheme to omit the terrace in order to address these concerns.

No windows are proposed within the extension which would ensure no direct overlooking towards either the dwellings of Brecknock Road or Landley's Field. The proposed glazed box to accommodate the internal staircase is not considered to cause concern in terms of privacy. When viewed from the rear of the buildings along Brecknock Road, the additional storey has been set back from the existing side elevation of the host building by 1.0m. During the site visit, it was observed that the rear windows of the residential units at ground floor level were non-habitable and mainly servicing bathrooms.

Loss of Daylight/Sunlight

It is not considered that the additional storey and associated terrace would cause an unacceptable loss of daylight or sunlight to neighbouring occupiers.

Amenity of Future Occupiers

The submitted drawings demonstrate that the proposed study/bedroom would be provided with natural light from the proposed terrace. However, there are concerns about the external terrace and its potential to be overlooked from habitable windows of neighbouring properties. Light into this area as well as the study/bedroom cannot rely on this terrace alone for acceptable levels of daylight and outlook. There is no indication of how natural light and outlook would be provided to the main bedroom. You are advised to explore alternative design solutions to try to incorporate more natural light and allow some level of outlook into and from this habitable room. You would be discouraged from the traditional option of

installing a window as this may lead to issues of overlooking into neighbouring properties and would not be supported.

9 Sustainability measures

The proposal would include a green roof on the flat roof of the extension. This is supported in terms of reducing water run-off and improving biodiversity. If permission were granted for the scheme a condition would be attached requiring details of the green roof to be submitted to the Council for approval.

10 Conclusion

In conclusion, the proposed additional storey is considered appropriate in terms of its size and scale and in its detailed design. However, you are strongly encouraged to amend the proposal in respect to the proposed terrace in order to overcome amenity issues including overlooking and outlook concerns as discussed previously. You will need to explore design solutions to allow natural light and some level of outlook for the newly created bedroom for the future occupiers of the building.

11. 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
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red.
- All 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
- Details of the green roof
- The appropriate fee £195.00
- 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 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.

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