

Planning solutions Team

Regeneration & Planning

Regeneration and Planning
Culture and Environment
London Borough of Camden
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www.camden.gov.uk/planning

Date: 5/09/2016

Our ref: 2016/4488/PRE
Contact: Raymond Yeung
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Studio 2, 1st Floor
465c Hornsey Rd
Islington
N19 4DR

Dear Paul,

Town and Country Planning Act 1990 (as amended)

Re: Flat A, 23 Grafton Terrace, NW5 4JE

Thank you for your enquiry which was validated on the 12th August 2016, regarding the extension on the above property.

After assessing your plans against the relevant policies and guidance and discussing with others. I would advise that you take note of the following.

Proposal

The proposals as I understand are for the following;

Erection of a single storey rear extension to the lower ground floor following demolition of the existing rear extensions to the rear of the ground floor flat.

Submitted documents

SK000, SK001 and email dated 9/8/16.

Policy Context

National Planning Policy Framework 2012
London Plan 2016

LDF Core Strategy and Development Policies

Core Strategy

CS14 (Promoting high quality places and conserving our heritage)

Development Management Policies

DP24 - Securing high quality design

DP26 – Impact on occupiers and neighbours

Camden Planning Guidance

CPG1 (Design)

CPG 6 (Amenity)

Planning History

8400711- Change of use and works of conversion into 2 self-contained flats- **Granted 26/06/1984**

Site

The property is a 3 storey terraced property which has been subdivided into 2 flats as per permission above. It benefits from an existing ground and first floor extension to the rear. The property is not within a designated conservation area nor is the property listed.

Design

There is a lack of information submitted with your application of the elevations, sectional drawings, materials and clarifications regarding spaces between the extensions. However, what I understand, it appears that much of the rear extension would be glazed with steel framing, such is considered lightweight and therefore considered simplistic and modern which may be acceptable.

It is not clear whether there would be any private amenity space left as you have shown two blank areas with no indication of what type of access there would be to them (if any). The extension over the courtyard would reduce the remaining amount of private amenity space from 23 square metres down to 11 square metres if I'm correct that the space between the newly formed kitchen, living room and the existing bedroom (7sqm) and the area to the rear corner (4sqm) would be intended to be used for private amenity space.

I think we should say this is overdevelopment and also raise concerns in relation to CPG1 (4.10)

Rear extensions should be designed to:

- allow for the retention of a reasonable sized garden; and
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area

It is considered that a considerable reduction of the footprint for the new extension would be recommended and to form one large private amenity space rather than two to improve the occupier's amenity.

Amenity

It is considered that the nature, size and location of the extension to the rear would not create any considerable material harm to neighbouring amenity, and as such this is considered acceptable in this respect.

However, you may need to consider the roof (if it is fully glazed), and the light from the proposed room may glare towards the adjoining flat above. As such it is recommended to have a different roofing material.

With regards to flat roofs, it is general practice to place a condition (in grant of permission) to have the roof to not be used as an outdoor terrace.

As mentioned above, with regards to the occupier's amenity, it appears that only around 11 square metres altogether for 2 separate private amenity spaces and would be likely to affect the outlook and light of the new kitchen area, existing living and bedroom. As such the amenity of these habitable rooms would not be acceptable.

Building Control

Notwithstanding the advice given above, if you wish to pursue the proposed conservatory. Please consider use of Council's Building Control services for assessment of the final build drawings. For more information, please visit their website below.

<http://www.camden.gov.uk/ccm/navigation/environment/building-control/>.

Should you still want to submit your application following our advice;

Please submit you application electronically via the national planning portal. When submitting an application, the following information will be required:

- Fee £172
- 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
- Prior to submitting any application you should also read the guidance from our website above under 'Guide to supporting information for planning applications'.
- You are advised to discuss your proposals with neighbouring properties and local groups 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 or site notice. 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 member's briefing.

Conclusion

In summary the provision of the above proposal, it is recommend that you would take on board the recommendations suggested above to make the extension substantially smaller and increase the amount of remaining rear amenity space, which would also improve the outlook and light given to the occupiers of this property. I have also suggested that the roof would change from glass to a more traditional material to reduce light glare to the neighbouring occupiers above. Following these changes, the proposal may be acceptable.

I trust the above provides a useful summary; however should you have any queries about the advice contained in this letter please contact Raymond Yeung on 020 7974 4546.

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 us in this respect, we would be very grateful if you could take a few moments to complete one of our online planning surveys. We will use the information you give us to monitor and improve our services. If you have time, please see and complete link below: <https://consultations.wearecamden.org/culture-environment/28a92507>

Please note that the information contained in this letter represents an officer's opinion based on the level of information supplied and is without prejudice to the further consideration of this matter by the Development Control section or to the Council's formal decision.

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

Yours sincerely,

Raymond Yeung
Planning Officer – Planning Solutions Team