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**Planning and Regeneration**  
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**Date: 20/07/2017**  
**Our ref: 2017/2557/PRE**  
**Contact: Samir Benmbarek**  
**Direct line: 020 7974 2534**  
**Email: samir.benmbarek@camden.gov.uk**

Mr Harry Renton-Rose  
 33 Margaret Street  
 London  
 W1G 0JD

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Mr Renton-Rose

**Re: 7 Colosseum Terrace, London, NW1 4EB**

Thank you for submitting a pre-planning application enquiry for the above property which was received on 3rd May 2016 together with the required fee of £3,654.00.

**1. Drawings and documents**

Cover letter from Savills dated 01 May 2017  
 Letter from CHP Surveyors dated 15 March 2017  
 7CT/705 Existing Plans and Sections  
 1178/006 Proposed Plans and Sections

**2. Proposal**

Erection of single storey rear extension at first floor level in association with conversion of existing ancillary toilet facilities at first and second floor level to form a 1x1bedroom self-contained duplex flat.

**3. Site description**

The site comprises a four storey building on the western side of Albany Street. The building is located within the Regent's Park Conservation Area it is not listed but is identified as making a positive contribution to the character and appearance of the conservation area. The building forms part of a site that are owned and managed by The Crown Estate.

**4. Relevant planning history**

**2016/6971/P-** Certificate of lawfulness (existing) for use as 9x self-contained residential flats (Class C3) and 1x non self-contained residential flat  
**Lawful- 23/01/2017**

**5. Relevant policies and guidance**

[National Planning Policy Framework 2012](#)

[The London Plan March 2016](#)

[Camden Local Plan 2017](#)

H1 Maximising housing supply  
 H6 Housing choice and mix  
 D1- Design

D2- Heritage  
 A1- Managing the impact of development  
 T1- Prioritising walking, cycling and public transport  
 T2- Parking and car-free development

**Camden Planning Guidance 2011/2013**

CPG1 (Design): Section 4- Extensions, alterations and conservatories  
 CPG6 (Amenity)

Regents Park Conservation Area Appraisal and management Strategy 2011

**6. Introduction**

This written response is based on the drawings submitted in the “Drawings and Documents” section, a site visit conducted on Friday 02 June 2017 and a pre-application meeting on Thursday 15 June 2017. 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 advice given may become redundant as a result of this. This 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 permissions may affect this advice.

**7. Assessment of First Floor Rear Extension**

Within the Local Plan, policy D1 seeks high quality design in all developments. The Council will require that development respects the local context and character and of high quality which complements the local character. 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 and detailing;
- Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space.

In review of the listing description and guidance above, aerial photography and site visit, there are concerns regarding the proposed first floor extension. The rear of Colosseum Terrace is highly visible as it forms the eastern side of Cambridge Gate Mews. At ground floor level this comprises a highly uniform and unaltered row of garages, At present, there is a rear extension at first floor level that does not appear to be at the benefit of planning permission. This addition has altered the form and rhythm of the rear elevation of the terrace of buildings of Colosseum Terrace. Furthermore, the extension is located at the rear of No. 7, which is next to the archway that provides access to Cambridge Gate Mews resulting in an imbalance in the form of the archway at the rear. To introduce an extension at first floor level (above the existing one) would emphasise this existing anomaly upon the design and form of the rear elevations of the building.

It is recommended elevations should be submitted which show the detailed design of the extension. Notwithstanding the concerns of the principle of the extension, matching brickwork and roof work to that of the existing building is considered to be appropriate.

**8. Dwelling Size and Quality of Accommodation**

Policy H1 highlights the need for the provision of more self-contained residential units within the borough and is a high-priority land use. This would support the development of converting the redundant bathroom facilities into a residential unit. Policy H6 requires housing to be suitable, high quality and accessible for current and future use wherever possible.

Taking into account that the proposed first floor extension will be unlikely to be supported by the Council, there is limited space within the scheme. The GIA of the proposed one bedroom duplex flat would be approximately 42sqm without the extension. The Department for Communities and Local Government (DCLG) Technical Housing Standards require a GIA of 58sqm for 1 bed/2 storey dwellings. Although, the flat does not meet the space standards, the scheme may be supported by the Council should the internal layout be reconfigured to maximise as much space within the unit as possible.

Another option to explore is the possibility of converting the existing studio flat at third floor level to mitigate for the reduced space within the proposed self-contained unit. The three level unit would measure at approximately 58.4sqm which is considered to be of an acceptable space standard.

Overall, due to the limitations of space, the layout and age of the application building, the one-bedroom self-contained flat in this instance is considered as acceptable in regards to quality and accessibility. The provision of daylight and sunlight into the new unit is considered to be acceptable as it is in regards to outlook using the existing window openings.

## 9. Adjacent Residential Amenity

Policy A1 of Camden's Local Plan 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 the proposal would cause an unacceptable loss of outlook or provide opportunities for overlooking and create a sense of enclosure to neighbouring opportunities. This is as the neighbouring buildings along Colosseum Terrace do not have vantage points that look onto the rear of the application building (and the associated existing extension). Furthermore, the residential buildings opposite at Cambridge Gate are located some distance away from where the extension is proposed and is set back which further increases its distance. Therefore, the effects upon these residential occupiers are considered negligible.

### *Loss of Daylight/Sunlight*

It is not considered the proposal would cause an unacceptable loss of daylight/sunlight towards neighbouring occupiers. This is by virtue of its distance from neighbouring residential buildings and its scale. A letter from a daylight/sunlight surveyors has accompanied this report which has assessed there would be no or negligible impacts to enjoyment of light at neighbouring properties.

## 10. Transport and Servicing

The proposal would need to provide secure cycle parking spaces to be in compliance with policy T1 of the Camden Local Plan. One cycle parking space will be required which will need to be secure, fully enclosed and located within the communal area of the building to comply with both guidance found within CPG7 (Transport) and the minimum requirements of the London Plan.

Policy T2 states that all new developments should be car-free. The proposed dwelling will be located within a Controlled Parking Zone (CPZ) and is easily accessed by public transport. The site has a public transport accessibility level (PTAL) rating of 6A. Therefore, if planning

permission were to be granted, any new dwellings would be secured car-free through a Section 106 planning obligation.

### 11. Community Infrastructure Levy and Planning Obligations

This scheme will be liable for both the Mayoral and Camden CIL as the proposed results in a development of a new dwelling. As discussed in section 10, a car-free development will be secured via a S106 agreement.

### 12. Conclusion

In conclusion, the proposed first floor single storey rear extension would be unlikely to be supported by the Council as it would alter the rhythm and form of the rear elevation and negatively contribute further in addition to the existing rear extension. In respect of this, the proposed GIA of the proposed duplex flat would be decreased to approximately 42sqm if the extension was removed. 42sqm is considered to be too low for the provision of a one bedroom maisonette; however, the smaller size flat may be supported by the Council subject to reconfiguration of the internal space.

### 13. 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.
- 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’
- The appropriate fee £172.00
- 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. 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 020 7974 2534.

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

Yours sincerely,

**Samir Benbarek**  
Planning Officer  
Planning Solutions Team