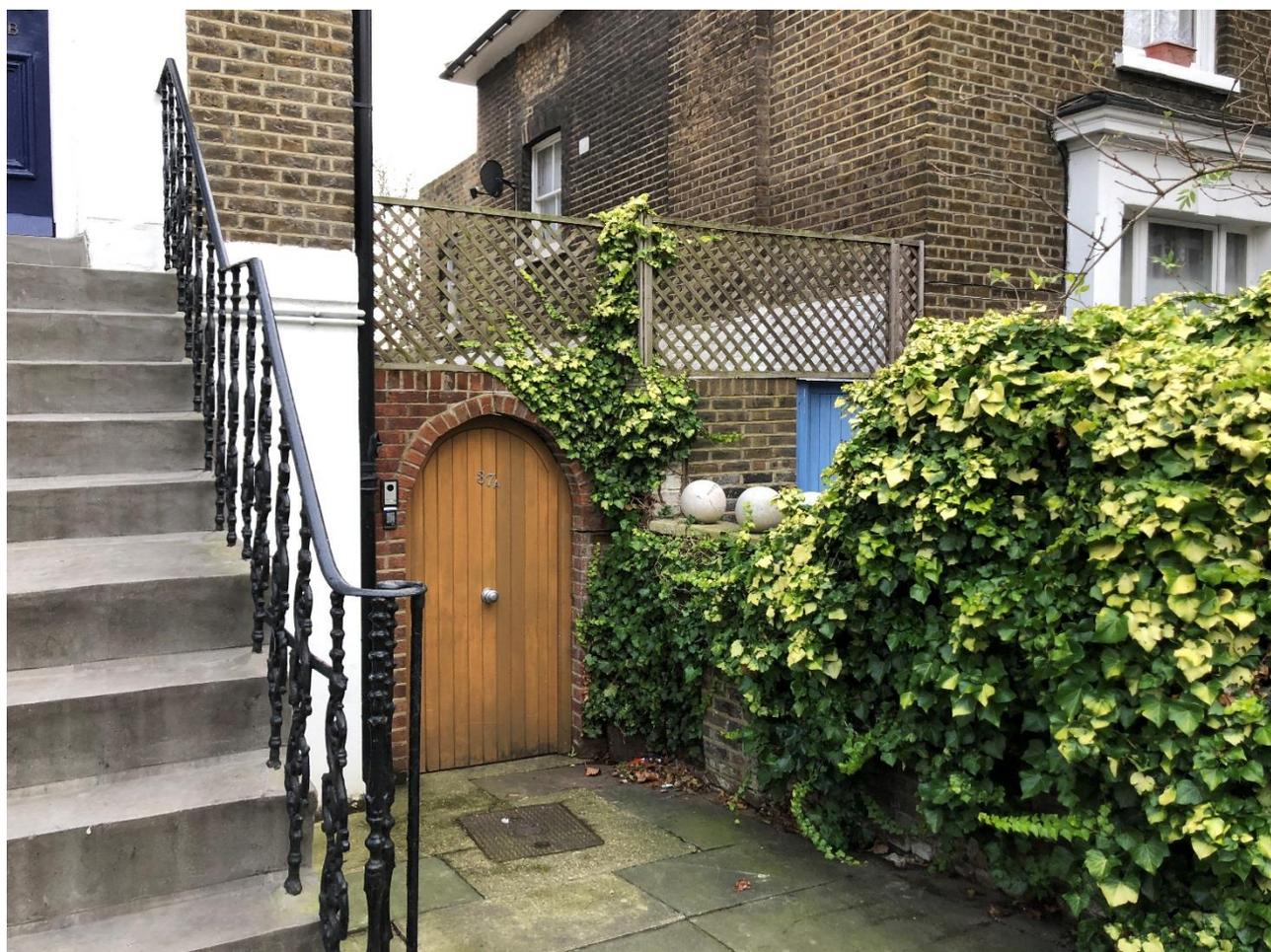

Appeal Statement

Flat A, 37 Bartholomew Road, London, NW5 2AH



Appeal Statement

Flat A, 37 Bartholomew Road, London, NW5 2AH



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Appendix 3 – Maps of established character on Bartholomew Road

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1. Introduction

- 1.1. On behalf of our Clients, Mr & Mrs Hubert ("The Appellant"), Savills have been instructed to prepare and submit this appeal against the refusal of planning permission (ref: 2017/5636/P "The original application") by the London Borough of Camden "The Local Planning Authority / Council" dated 03 December 2017 for the following development,

"Erection of single storey side extension to side of ground floor garden flat"

- 1.2. In preparing this case, we have reviewed the detailed background to the application including relevant appeal decisions and analysed the character and appearance of the surrounding area. In addition, the merits of the appeal scheme have been considered against the background of Camden's adopted policies, supplementary planning guidance, London Plan Policies and the guidance contained in the National Planning Policy Framework.
- 1.3. A copy of the original application is attached at Appendix 1 with a copy of the decision notice and the delegated report also attached at Appendix 2.

2. Background to Appeal Scheme

- 2.1. Application ref: 2017/5636/P was submitted on the 09 October 2017 by the appellant, and subsequently validated by the Council on the 10 October 2017 (see Appendix 1) for the following development at Flat A, 37 Bartholomew Road, and subsequently refused on the 03 December 2017,

“Erection of single storey side extension to side of ground floor garden flat”

- 2.2. The application was originally submitted by the Appellant and Savills were not previously the agents for the original application.
- 2.3. Prior to the submission of the original application, the appellant sought pre-application advice from the LPA where concerns raised were in relation to the proposed pitched roof being seen within the street view. Amendments were made to the scheme to provide further soft screening methods to ensure that the proposal would not be visible from Bartholomew Road successfully responding to officer’s advice.

3. Site Context

- 3.1. The appeal site is a lower ground floor flat at 37 Bartholomew Road (Flat A), Kentish Town. The property forms part of a semi-detached three storey villa comprising three self-contained flats.
- 3.2. The property is located on the southern side of Bartholomew Road where the majority of properties are set back from the road with mature trees lining the streetscape.
- 3.3. The appeal site is located within the Bartholomew Estate Conservation Area but is not a Listed Building. The property is identified as having a positive contribution towards the character and appearance of the Conservation Area.
- 3.4. The wider context of Bartholomew Road is varied in design and architectural features. Whilst the predominant material along the street is brick, it is not considered that there is a consistent design to the properties. Bartholomew Road is a dog-leg street with a variety of semi-detached villas and terraces. There is variety in scale and architectural detailing between the semi-detached properties and between the terraces. In our view it is not correct to describe the application site as being part of a series of uniform villas.
- 3.5. Within the streetscene of Bartholomew Road, there are many examples of side entrance gates and fences that have been erected at lower ground floor level. These additions have removed views to the rear of the property.



Figure 1 – The Appeal Site

4. Reasons for Refusal and Grounds of Appeal

4.1. The application was refused on the 03 December 2017 for the following reason,

“The proposed development, by virtue of its detailed design scale and siting would appear as an incongruous addition to the host property, compromising the symmetry of the villa pair, impairing the importance of the gap between the properties and harming the uniformity of the properties along this part of the road. This would harm the character and appearance of the host property and the Bartholomew Estate Conservation Area, contrary to policies D1 and D2 of Camden’s Local Plan”

4.2. The Grounds of Appeal will therefore focus on the following:

- The impact on the host property;
- The impact on the character and appearance of the Conservation Area.

5. Grounds of Appeal 1: The impact on the host property

- 5.1. The existing three storey semi-detached property is situated on the southern side of Bartholomew Road (see Figure 1). The appeal site relates to the lower-ground floor flat only which is currently accessed from a door on the side elevation of the property. The entrance arrangement is secure by a further entrance gate to the side of the property at lower ground floor level. From the submitted drawings (Existing Front Gate and Trellis) shows that this current entrance gate sits at 2.3m adjacent to the front elevation. There is a trellis sited above the entrance gate at 1m taking the total entrance gate adjacent to the Bartholomew Road elevation to 3.3m in height.
- 5.2. The proposed side extension would measure 7.6m in depth, 2m in height on the boundary sloping up to 3m in height to be lower than the existing entrance gate to the Bartholomew Road elevation. The side extension would therefore sit 0.3m below the retained fence and would not be visible in any views of the property.
- 5.3. The Council's CPG1 : Design sets out the general principles for design of side extensions as follows (para 4.10):
- ***Be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;***
- 5.4. The appeal scheme is clearly secondary to the existing property owing to its positioning at lower-ground floor level, being single storey and set back from the main elevation. The height of the side extension would be 3m at its highest point and would therefore be subordinate to the main property to respect the context and character of the building in line with Policy D1.
- 5.5. The proposed side extension would broadly follow the requirements of the permitted development regulations, albeit the property is a flat and is located within a Conservation Area where side extensions are not permitted under the regulations. Notwithstanding this, the side extension has been designed to meet these standards to ensure that it is respectful of its relationship to the host property and surrounding amenity through design and scale.
- 5.6. The proposed side extension would:
- not cover more than 50% of the original curtilage
 - not extend forward of the principal elevation
 - not exceed 3m within two metres of the boundary and is single storey
 - be less than half the width of the original house
 - utilise materials similar to the existing property
- 5.7. The proposed scheme would therefore meet the requirements of Policy A1, D1 and CPG 1.
- ***Respect and preserve the original design and proportions of the building, including its architectural period and style;***

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- 5.8. The proposed side extension would be constructed using matching materials to the existing property to preserve the original design in accordance with Policy D1. The side extension comprises a sloped roof in order to maximise the floor to ceiling heights in this part of the dwelling.
- 5.9. The sloped roof would utilise a sedum green roof to improve the biodiversity levels at the site and provide further screening for the extension. It is acknowledged that the Council do not consider that the sloped roof together with the introduction of a green roof is characteristic of this part of the Borough however the sloped roof would not be visible from any public views of the site and provides an environmental benefit in accordance with Policy A3.
- 5.10. Should the Inspector be minded to allow the principle of the side extension, the Appellant would be happy to accept a condition to amend the material of the roof form to slate.
- 5.11. The proposed scheme is therefore fully compliant with Policies D1 and D2 in this respect.
- ***Respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;***
- 5.12. Not applicable
- ***Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;***
- 5.13. The appeal scheme would not be visible from any public views of the site to maintain its appearance within the streetscene.
- 5.14. The existing site currently has a 2.2m high fence with door in line with the Bartholomew Road elevation together with a 1m high trellis above which currently screens the entire gap at lower ground floor level between 37a and 35a Bartholomew Road.
- 5.15. The appeal scheme would retain a similar fence in this position and at a similar height with the extension sat behind the entrance at a lower level. The view of the site would not change in this respect and would remain as existing to preserve the existing appearance of 35 and 37 Bartholomew Road in accordance with Policies D1 and D2.
- 5.16. The appeal scheme will maintain the preserved gap from ground floor and above as per the existing situation at the appeal site therefore preserving the established townscape of the road again meeting the objectives of Policies D1 and D2.
- ***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;***
- 5.17. The Council have confirmed within their Delegated Report (Appendix 2) that the appeal scheme will not have any impacts on residential amenity and is therefore acceptable in this regard (para 4.5).
- ***Allow for the retention of a reasonable sized garden; and***

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- 5.18. The appeal site has sole access to the rear garden and access would remain as a result of the appeal scheme.
- ***Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.***
- 5.19. Again there would be no impact on the neighbouring property or their garden amenity as the extension would not extend beyond the rear elevation. The appeal scheme would therefore retain the open character of the rear of the site.
- 5.20. Para 4.16 of CPG1 also goes on to state that side extensions should be no taller than the porch and set back from the main building which the appeal scheme achieves being sited at lower ground floor level and 1.8 m behind the main elevation.
- 5.21. Para 4.17 highlights where side extensions would not be considered acceptable however these have been covered in the above sections. To reiterate, the appeal scheme would not prevent access to the rear garden, it would not have any adverse impact on architectural features and would not alter the existing appearance of the property within the streetscene.
- 5.22. The 'gap' in between the dwellings will be maintained in the existing arrangement, particularly from ground floor level and above which is identified in section 6.0 of this Appeal Statement as being the most important contribution to the significance of the asset. This is an established feature of the Road where there are many taller fences with entrances to the side of the main property at lower ground floor level. This established feature will suitably screen the appeal scheme which is not visible in any views of the site.
- 5.23. The pair of properties at 37 and 39 are already imbalanced by the entrance arrangement to the lower ground floor flat and therefore the appeal scheme will not have any adverse impact on the appearance of the dwellings in this instance. The scheme will therefore meet the requirements of Policies D1 and D2.
- 5.24. The appeal scheme has been designed to be as discreet as possible in its siting, appearance and scale. The proposals will not alter the appearance of the host property and will continue to preserve its appearance and contribution towards the character and appearance of the Conservation Area. The proposed scheme therefore complies with Policies D1 and D2 and should be considered acceptable.

6. Grounds of Appeal 2: The impact on the character and appearance of the Conservation Area

- 6.1. The appeal site lies within the Bartholomew Estate Conservation Area which was first designated in 1992. The appeal site lies in sub-area three which is described as, *“semi-detached three and four storey villas with raised entrances, semi-basement areas, shallow pitch roofs and overhanging eaves. There are particularly wide gaps between the villas, which provide views through to the rear gardens”*.
- 6.2. Chapter 12 of the National Planning Policy Framework sets out the strategy to conserve and enhance the historic environment. Conservation Areas are defined within the National Planning Policy Guidance as a designated heritage asset where there is a need to preserve or enhance the character and appearance of such an asset (under the Planning (Listed Buildings and Conservation Areas) Act 1990).
- 6.3. Paragraph 132 of the NPPF states that, *“significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting”*
- 6.4. There will be no complete demolition of the existing building and on this basis, it is not considered that the appeal scheme would lead to substantial harm to the character and appearance of the Conservation Area.
- 6.5. Paragraph 134 of the NPPF notes that,

“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use”
- 6.6. In our view, the proposed scheme would not have any harm on the character or appearance of the Conservation Area on the basis that the uniformity that the Council describe has been eroded. There is a clear variety in buildings along Bartholomew Road and in the wider Conservation Area, most certainly at lower ground floor level with a plethora of gates, fences and structures infilling the ‘gaps’ at this level (See Appendix 3 and the below images). The significance of the gap at lower ground floor level is therefore non-existent and there would be no impact to the appearance of the Conservation Area as a result of the appeal scheme.

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- 6.7. The 'significance' of the Bartholomew Estate Conservation Area in this instance has been identified as the gaps between the properties along Bartholomew Road which the Council describe as being 'well preserved'. These gaps have been identified within the Bartholomew Estate Conservation Area as being important to provide views through to rear gardens which is also echoed in part 4.17 of the Council's CPG 1 (Design).
- 6.8. It is evident from views of the street scene that the 'preserved gap' in this instance, is most noticeable at ground level and above on the basis that many properties along Bartholomew Road have fencing or entrance gates at lower ground floor levels effectively removing any views to rear gardens. Specifically, in the stretch of Bartholomew Road on the site location plan (18-54 (evens) 19 – 55 (odds)) 11 of the gaps (52%) between buildings are blocked by a side/front boundary treatment (see Appendix 3).
- 6.9. As such, the significance of these gaps below ground level as defined in the Conservation Area Statement and CPG 1 have already been removed and eroded. This level does not contribute to the significance or perceived uniformity of the Conservation Area. The importance of the gap at higher levels remains and it is suggested that this is now forms the character of the Conservation Area.
- 6.10. Policy BE25 of the Bartholomew Road Conservation Area Appraisal states infilling gaps within the Conservation Area would usually be resisted where it would compromise symmetry or the composition of the building. As discussed in Para 5.22 of this Appeal Statement, the pair of properties at Nos. 37 and 39 are already imbalanced by the existing entrance gate at the appeal site. The proposed scheme will not alter or make worse this arrangement in principal views of the properties from Bartholomew Road.
- 6.11. Policy BE25 goes on to highlight that side extensions within the Conservation Area may be acceptable where they are single storey and set back from the front building line.
- 6.12. The appeal scheme is located at lower ground floor level set back from the principal elevation of the property by approximately 1.8 m and from the boundary of the site by approximately 6m. The extension, which is single storey, would sit below the height of the ground floor slab again minimising its prominence in relation to the existing property. By all intents and purpose the extension would clearly be a subservient addition to the property.
- 6.13. It should also be noted by the Inspector that the Council have approved a similar single side extension at lower ground floor level within the Bartholomew Estate Conservation at 2A Caversham Road (ref: 2017/5126/P – See Appendix 4). The positioning of No. 2A Caversham Road is on the junction with Wolsey Mews making the siting of the approved side extension perhaps more evident within the Conservation Area than the current appeal scheme.
- 6.14. The approved side storey extension at Caversham Road will sit in line with the front elevation of the property and taller than the existing boundary wall again making the addition more prominent within the streetscene.
- 6.15. The approval at Caversham Road, demonstrates that this location is suitable for discreet single storey side extensions which the appeal scheme achieves.

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- 6.16. The appeal scheme has therefore been considered to be in full accordance with adopted Policies D1 and D2 and is suitably designed for its context. From the public realm, there will be no adverse impacts that cause harm to the Conservation Area and there will be no changes to the existing views of the property or its contribution to the character and appearance of the Conservation Area. The appeal scheme therefore continues to preserve the character and appearance of the Conservation Area in accordance with the Bartholomew Estate Conservation Area Appraisal.

7. Agreed Matters

- 7.1. It is noted that there are elements of the proposal that the Council did not raise any objections and we would like to include these as part of the agreed matters including:
- There would be no adverse impacts on existing or proposed residential amenity as a result of the appeal scheme.
- 7.2. It is anticipated that these points can be finalised during the course of the appeal process.

8. Conclusion

- 8.1. In view of the above, in particular as the appellant obtained pre-application advice prior to the submission of the application, it is considered that the Council did not determine the application in accordance with the thrust of the NPPF or in favour of sustainable development.
- 8.2. The appeal scheme would provide a suitable level of additional residential floorspace without compromising the existing appearance of the host property or its contribution to the character and appearance of the Conservation Area.
- 8.3. In allowing this appeal, the importance of the gaps between the properties would be maintained and therefore would comply with Policies D1 and D2.
- 8.4. It has therefore been demonstrated that the development will be suitable for its context and is in accordance with Camden's Development Policies, in particular Policies D1 and D2 of the Local Plan, the Bartholomew Estate Conservation Area Appraisal, Camden's Planning Guidance 1 (Design) and 2 (Housing). It is therefore respectfully requested that this appeal is allowed.

APPENDIX 1
Original Application 2017/5636/P

APPENDIX 2

Decision Notice and Delegated Report

Mr & Mrs Hubert
Flat A
37 Bartholomew Road
LONDON
NW5 2AH

Application Ref: **2017/5636/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

3 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat A
37 Bartholomew Road
LONDON
NW5 2AH

Proposal: Erection of single storey side extension to side of ground floor garden flat.

Drawing Nos: Site location plan, Design & access statement, Existing front gate and trellis, Proposed front gate and cedar trellis, Proposed roof plan, Proposed side elevation, Proposed side extension and long section, Proposed front gate, Proposed rear elevation.

The Council has considered your application and decided to **refuse** planning permission for the following reason:

Reason for Refusal

- 1 The proposed development, by virtue of its detailed design, scale and siting would appear as an incongruous addition to the host property, compromising the symmetry of the villa pair, impairing the importance of the gap between the properties and harming the uniformity of the properties along this part of the road. This would harm the character and appearance of the host property and the Bartholomew Estate Conservation Area, contrary to policies D1 and D2 of Camden's local plan.

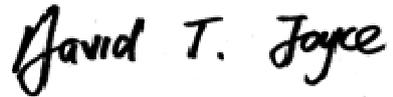


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning

Delegated Report		Analysis sheet		Expiry Date:		05/12/2017	
		N/A / attached		Consultation Expiry Date:		23/11/2017	
Officer				Application Number(s)			
Raymond Yeung				2017/5636/P			
Application Address				Drawing Numbers			
Flat A 37 Bartholomew Road London NW5 2AH				See Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey side extension and replacement side front gate and cedar strip screen with associated planting to ground floor flat.							
Recommendation(s):		Refuse permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified		No. of responses		No. of objections	
				0		0	
Summary of consultation responses:		A site notice was erected on the 05/04/2017 and a press notice was placed in the local newspaper on the 06/04/2017. The consultation period expired on the 27/04/2017. No responses were received.					
CAAC/Local groups* comments: *Please Specify		<u>Bartholomew CAAC</u> <i>Consulted but no response to date.</i>					

Site Description

The application site is the lower ground floor flat at no. 37 Bartholomew Road, Kentish Town. The building is a 3 storey Victorian semi-detached building containing 2 flats located on the south side of Bartholomew Road. The property has a large rear garden, which is used exclusively by the lower ground floor flat.

No 37 Bartholomew Road is a mid 19th Century, semi-detached three storey villa with a raised entrance, semi basement area to ground floor level, shallow pitched slate tiled roof and overhanging eaves.

The site is a positive contributor located within the Bartholomew Estate Conservation Area but contains no listed buildings. The villa is within Sub area three (Bartholomew Estate)

Relevant History

G12/20X/20330 - Conversion into a self-contained 1-bedroom flat on the ground floor and a self-contained 4-bedroom maisonette on the first and second floors – Granted with Conditions - 11/04/1975.

2010/0889/P - Installation of replacement doors on rear elevation of ground floor flat (Class C3) Granted - 21/04/2010.

2017/1248/P - Erection of single storey rear extension to ground floor flat (Class C3) Granted - 11/07/2017.

2017/1517/P - Erection of detached outbuilding to rear garden of ground floor flat (Class C3) Granted - 11/07/2017

2017/4584/P - Variation of condition 3 (drawings) of planning permission (ref: 2017/1248/P) dated 11/07/2017 for the Erection of a single storey rear extension to the ground floor flat. Namely to change the depth of the extension by additional 350mm. Granted - 07/11/2017

Relevant policies

National Planning Framework (2012)

The London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG1 Design (2015) – Chapters 2, 3 and 11

CPG 6 Amenity (2011) – Chapter 6

Bartholomew Estate Conservation Area Appraisal and Management Strategy (2000)

Assessment

1. Proposal

1.1 The application proposes the erection of a single storey side extension to the ground floor flat measuring 7.6m depth, 1.6m width and 2m height on boundary with adjoining neighbour sloping up to 3m height. The extension would be constructed from London stock brick with aluminium framed doors/windows and green roof with rooflights.

1.2 It is also proposed to have replacement; front gate, dividing wall and cedar strip screen with a new planting scheme at a height of 3.3m height in total this adjoins the side gate of No.35a. No details such as maintenance were submitted with regards to this planting.

1.3 This application submitted follows the previous permission for the rear extension, which removed the side extension of the same size and design following revised plans under permission 2017/1248/P. The main difference is the replacement side gate and cedar strip above with planting which intends to screen the extension.

2. Assessment

2.1 The main considerations in relation to this proposal are:

- Design and Appearance (the impact of the proposal on the character and appearance of the Conservation Area); and
- Amenity (Impact on the amenity of adjoining occupiers).

3. Design and heritage

3.1. The proposal is considered not to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3.2 Local Plan Policies D1 and D2 require development to respect local context and character and preserve or enhance the character of Conservation Areas.

3.3 Camden CPG1 Design requires extensions to be secondary to the building being extended to respect and preserve the original design of the building and to respect and preserve the historic pattern and established townscape of the surrounding area.

3.5 The Bartholomew Estate Conservation Area Appraisal and Management Strategy requires states that extensions should be as unobtrusive as possible and should not adversely affect the character of the building or Conservation Area, policy BE25 of this strategy states;

The Conservation Area is characterised by significant and well-preserved gaps between building providing views through to mature rear gardens. Normally the infilling of gaps will be resisted where an important gap is compromised or symmetry of the composition of a building would be impaired.

3.6 The application site is part of a series of uniform villas which feature semi-detached three and four storey villas with raised entrances, semi basement areas, shallow pitch roofs and overhanging eaves. The villas have had limited alterations and villas do not have side extensions infilling gaps between the respective buildings.

3.7 The majority of properties on the street are set back featuring front gardens and this is the last villa pair before the typology transitions to lower height ones. The gap between this villa and the next typology therefore contributes to maintaining the distinction between the two types of properties.

3.8 The proposed single storey side extension with a shallow pitched roof infilling the gap between the host semi-pair and boundary of adjoining neighbour of No.35a Bartholomew Road. To screen the

proposed extension, it is also proposed for a replacement side gate and wall with cedar strip and perennial plants.

3.9 It is considered that the proposals would alter the character and composition of the host property by the infilling of this important preserved gap and therefore causing unacceptable harm to this property.

3.10 It is also considered that it would impair the symmetry of the host semi-pair and would not be in-keeping with the established uniform and unaltered character of this group of villas and therefore causing unacceptable harm to the host properties.

3.11 The replacement side gate and wall, cedar screen and planting intends to screen the side extension but would contribute to the mentioned harm by impairing the symmetry of the villa pair and would further compromise the gap and the view into the back garden. This is considered to cause unacceptable harm to the special character of the host building and the character and appearance of the Bartholomew Estate Conservation Area.

Detailed design

3.12 The property's layout is very formal and rectilinear, the proposed side extension would have a pitched roof would be incongruous to the host property. In the event that a side extension were acceptable in principle then a more formal flat roofed design which is more sympathetic to the host building would be sought.

3.13 Being slanted at 45 degrees, the green roof will be prominent and again is not a characteristic element of a house of this type. Its concealment is dependent upon the continuing existence of next door's trellis. There are no accompanying details for the planting to specify details on species, size and maintenance supplied.

3.14 For these reasons, the design would be incongruous and would cause unacceptable harm to the special character of the host building and the character and appearance of the Bartholomew Estate Conservation Area.

4. Amenity

4.1 Local Plan Policy A1 and Camden CPG1 Design seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

4.2 The proposed single storey rear extension would only project beyond host property by 1.6m width and be 2m height on boundary with No.35, which contain several flats. This relationship with neighbouring properties would mean that the proposed side extension would have no impact on the residential amenity of neighbours within the property of No.35.

5. Conclusion

5.1 The proposed development, by virtue of its detailed design, scale and siting would appear as an incongruous addition which would harm the uniformity on the group of properties on this road by impairing an important gap between the properties and compromise symmetry of the host semi-pair. It would have an unacceptable impact on the character and appearance of the host property and the character and appearance of the Bartholomew Estate conservation area. The development is therefore contrary to D1 and D2 of Camden's local plan, CPG 1 (Design) and Bartholomew Estate Conservation Area Appraisal and Management Strategy

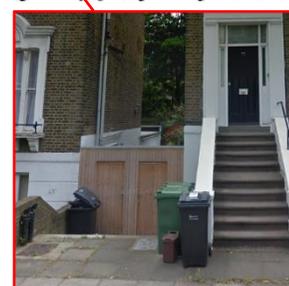
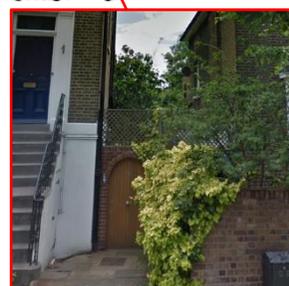
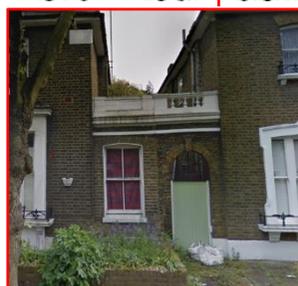
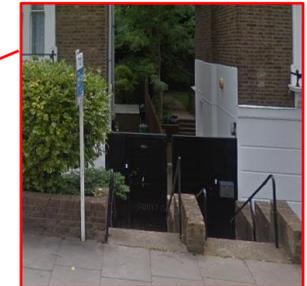
6. Recommendation

6.1 Refuse permission

APPENDIX 3

Maps and photos of established character on Bartholomew Road

Appendix 3 – Side/Front Boundary Treatments on Bartholomew Road



APPENDIX 4
Permission at 2A Caversham Road ref
2017/5126/P

Mrs Elizabeth Borowiecka
Buro Boro Architects
81A Grove Park
London
SE5 8LE

Application Ref: **2017/5126/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

30 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2A Caversham Road
London
NW5 2DU

Proposal: Erection of single storey side extension at lower ground floor level and increase in height of western boundary wall.

Drawing Nos: CR/01, CR/16, CR/04, CR/03, CR/02, CR/06, CR/05, CR/13, CR/12, CR/11, CR/14, CR/15, Location Plan, Design and Access Statement dated September 2017.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: CR/01, CR/16, CR/04, CR/03, CR/02, CR/06, CR/05, CR/13, CR/12, CR/11, CR/14, CR/15, Location Plan, Design and Access Statement dated September 2017.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The size, scale, bulk and simple design of the proposed single storey side extension is considered to form a proportionate addition that respects the character and setting of the host and neighbouring properties. Furthermore, the application property has an existing painted brick wall with doorway between its flank elevation and boundary wall which is built flush with the principle elevation of the property and already reads as a side extension. The proposal would largely match the appearance of the existing wall and its increased height (approximately 2.8m) would not have a significant impact on the original character of the property.

The proposed extension would be largely screened from public view with only a 0.7m section being visible from Caversham Road and Wolsey Mews. Therefore, the scale and height of the proposal, coupled with the 0.2m increase in the height of the existing boundary wall, is not considered to have a significant impact on the character of the surrounding conservation area.

The maximum height (3.6m), depth (10m) and location of the proposed side extension would not harm the amenity of any nearby residential occupiers in terms of loss of light, outlook or privacy.

One letter of support was received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

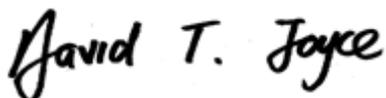
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

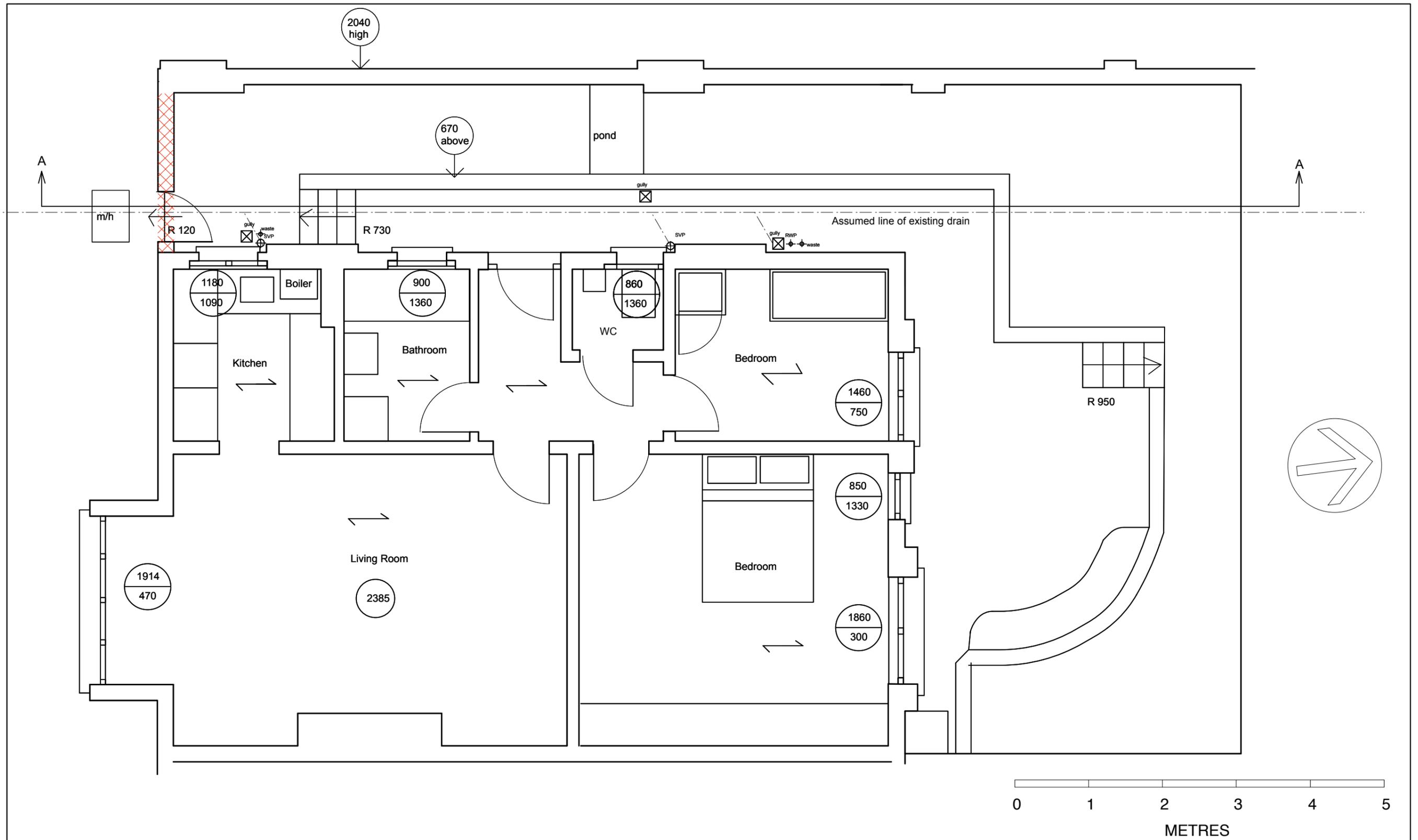
Yours faithfully



David Joyce
Director of Regeneration and Planning



REV	DATE	DESCRIPTION			CLIENT	PROJECT		ADDRESS		
			BURO BORO ARCHITECTS		Joe and Neeta Taylor	Extension and Alterations		2A Caversham Road London NW5 2DU		
			81A GROVE PARK LONDON SE5 8LE			DRAWING	SCALE	JOB NO	DRG NO	REV
			TEL/FAX 0207 924 0125			Front Elevation Existing	1:50@ A3		CR/04	



REV	DATE	DESCRIPTION

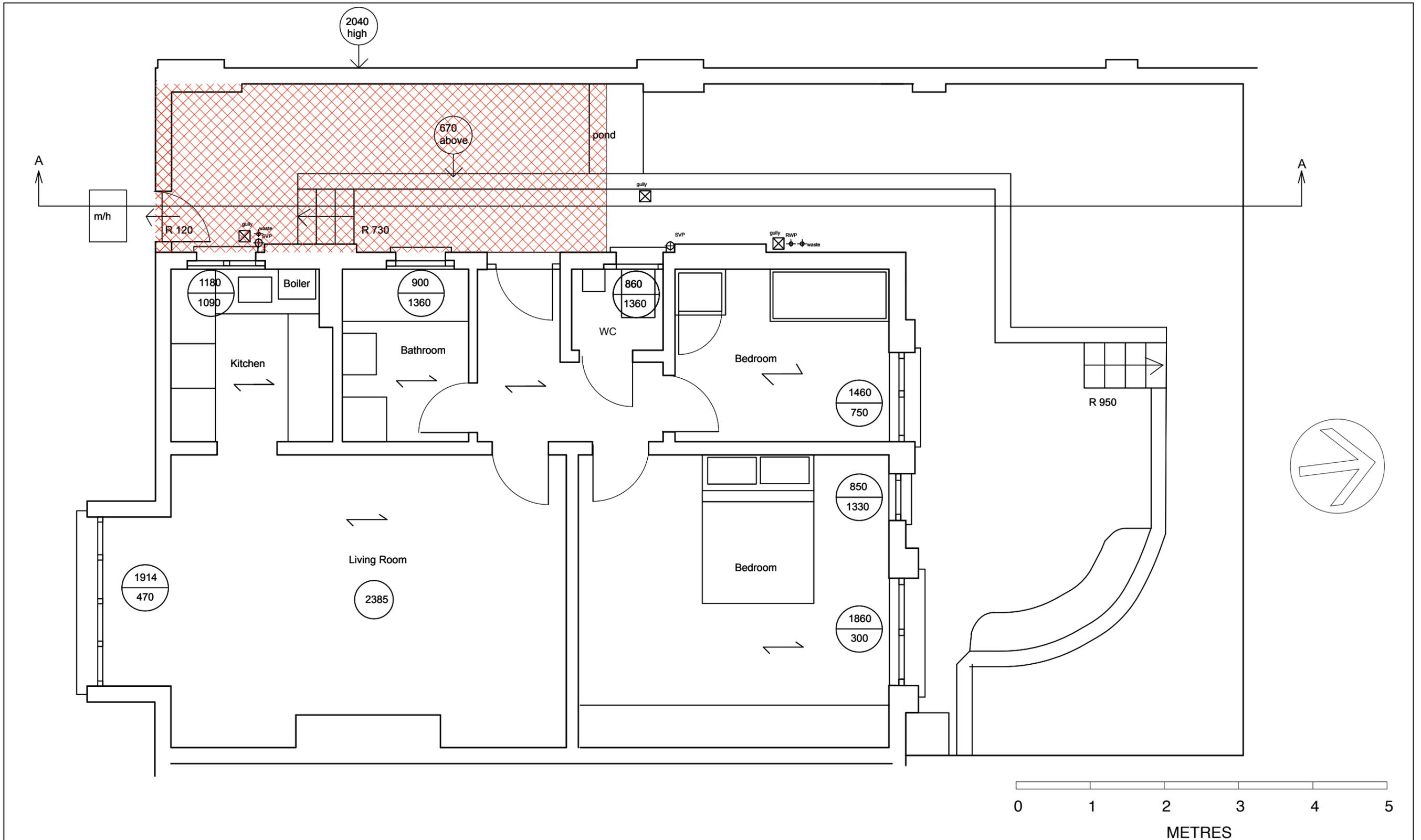
BURO BORO ARCHITECTS
 81A GROVE PARK
 LONDON SE5 8LE
 TEL/FAX 0207 924 0125



CLIENT
Joe and Neeta Taylor
 DRAWING
**Floor Plan:
 Existing**

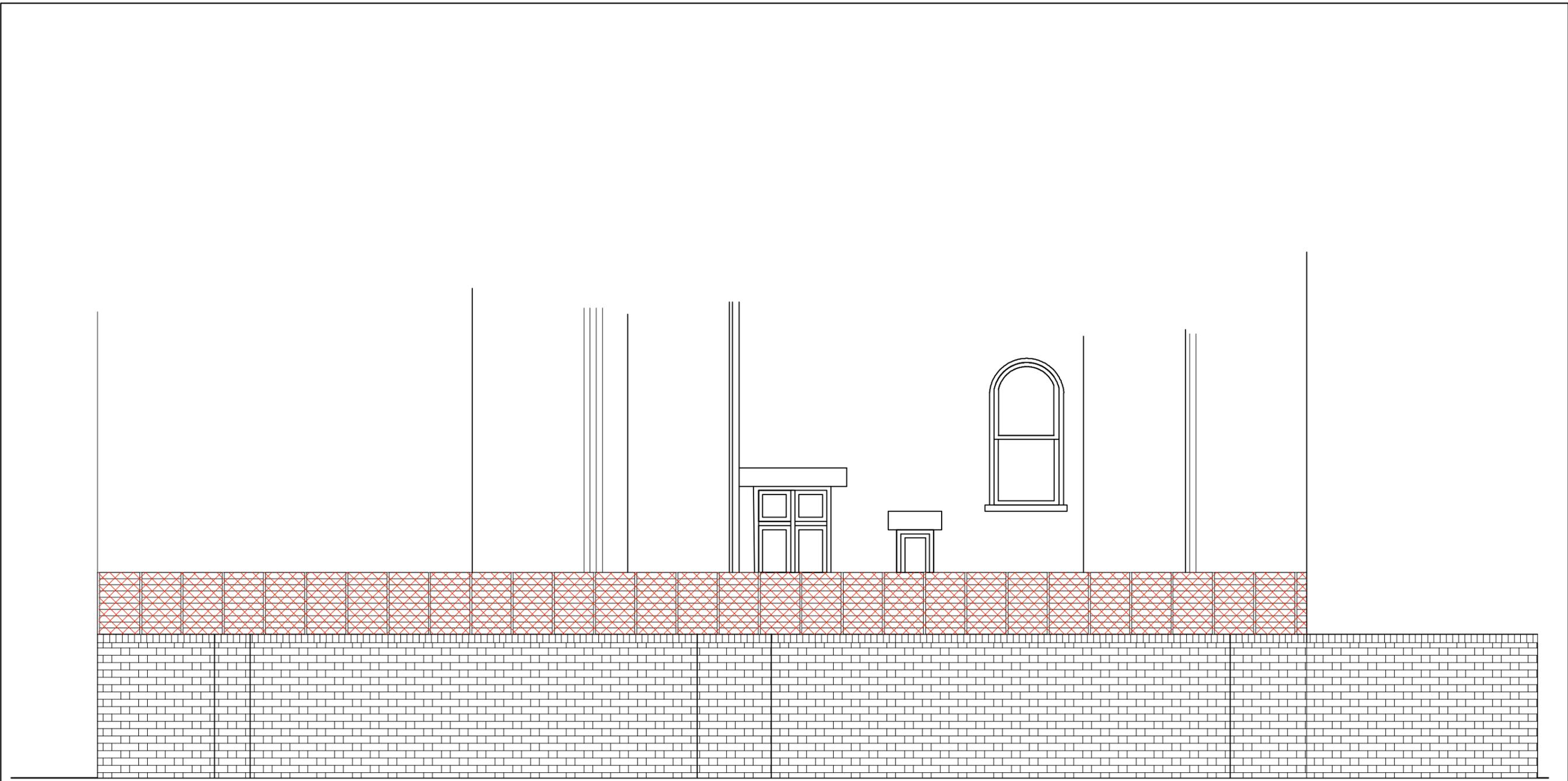
PROJECT
**Extension and
 Alterations**
 SCALE
**1:50@
 A3**
 JOB NO

ADDRESS
**2A Caversham Road
 London NW5 2DU**
 DRG NO
CR/01
 REV



REV	DATE	DESCRIPTION

BURO BORO ARCHITECTS 81A GROVE PARK LONDON SE5 8LE TEL/FAX 0207 924 0125		BURO BORO	CLIENT Joe and Neeta Taylor DR Roof Plan: Existing	PROJECT Extension and Alterations SCALE 1:50@ A3	JOB NO 	ADDRESS 2A Caversham Road London NW5 2DU DRG NO CR/02 REV
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REV	DATE	DESCRIPTION			CLIENT	PROJECT	ADDRESS		
					Joe and Neeta Taylor	Extension and Alterations	2A Caversham Road London NW5 2DU		
					81A GROVE PARK LONDON SE5 8LE	DRAWING Side Elevation Existing	SCALE 1:50@ A3	JOB NO	DRG NO CR/06
					TEL/FAX 0207 924 0125				REV



REV	DATE	DESCRIPTION			CLIENT	PROJECT		ADDRESS	
					Joe and Neeta Taylor	Extension and Alterations		2A Caversham Road London NW5 2DU	
						SCALE	JOB NO	DRG NO	REV
						1:50@ A3		CR/14	

BURO BORO ARCHITECTS

81A GROVE PARK
LONDON SE5 8LE
TEL/FAX 0207 924 0125



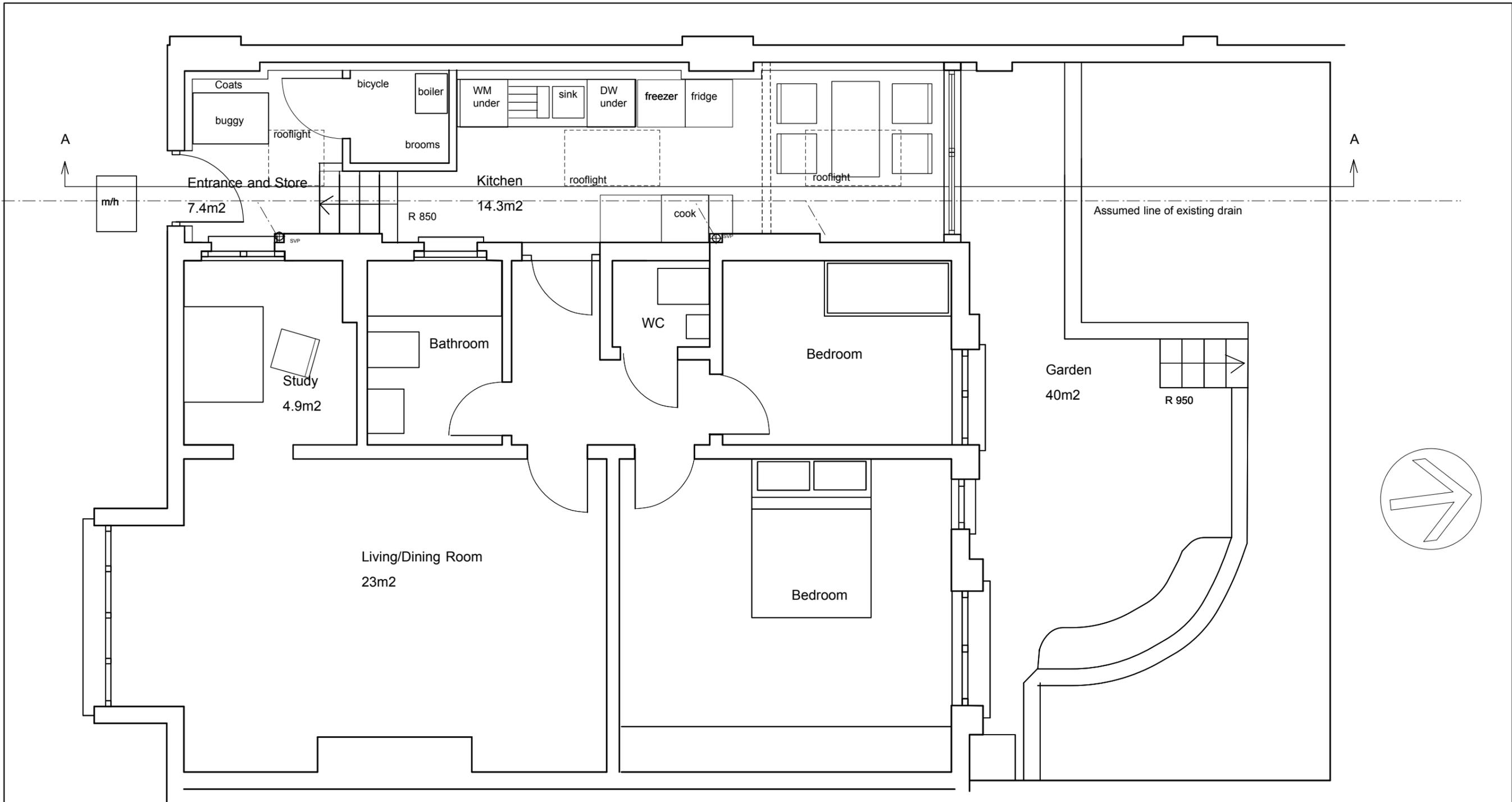
DRAWING
Front Elevation
Proposed

SCALE
1:50@
A3

JOB NO

DRG NO
CR/14

REV



REV	DATE	DESCRIPTION

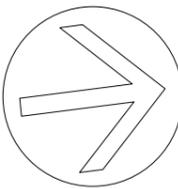
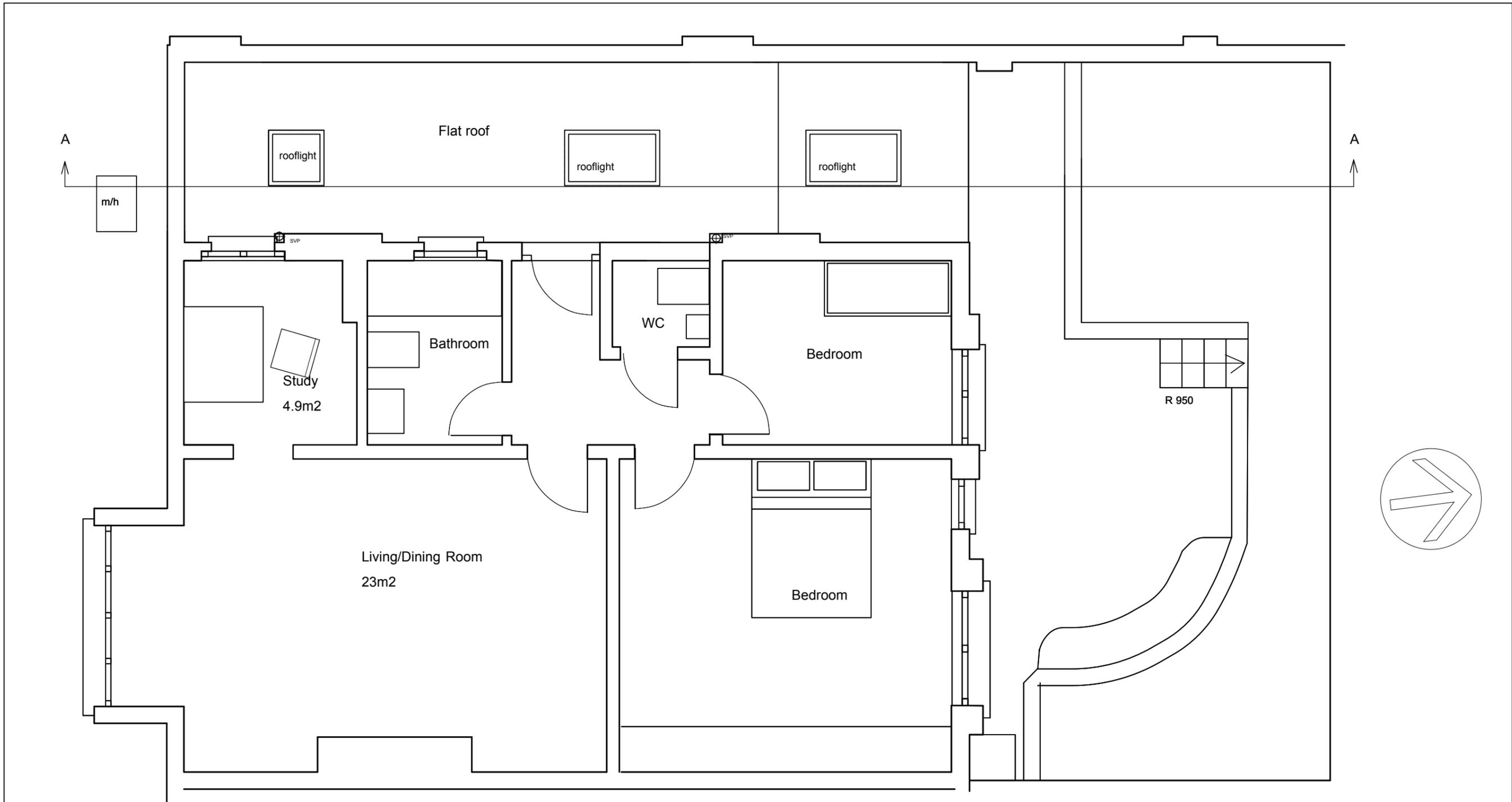
BURO BORO ARCHITECTS
 81A GROVE PARK
 LONDON SE5 8LE
 TEL 0207 924 0125



CLIENT
Joe and Neeta Taylor
 DRAWING
Floor Plan Proposed

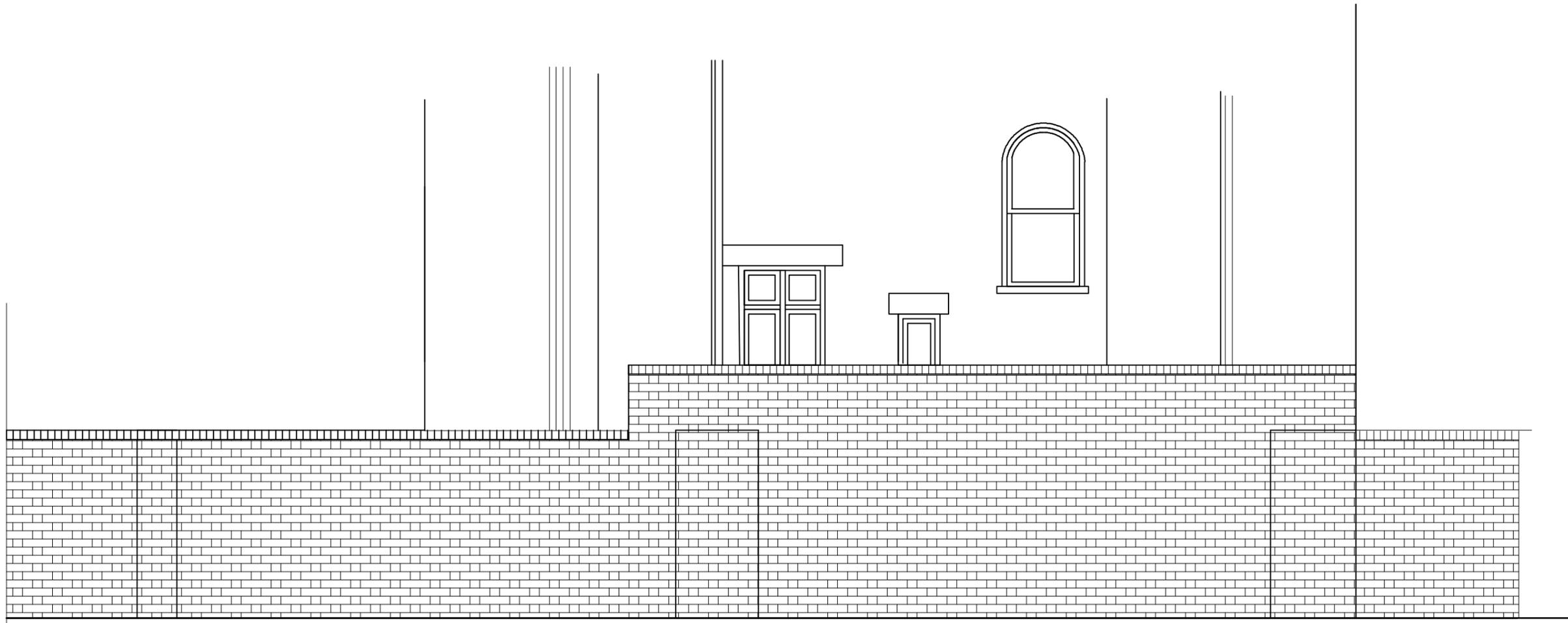
PROJECT
Extension and Alterations
 SCALE
1:50@ A3
 JOB NO

ADDRESS
**2A Caversham Road
 London NW5 2DU**
 DRG NO
CR/11
 REV



REV	DATE	DESCRIPTION

BURO BORO ARCHITECTS 81A GROVE PARK LONDON SE5 8LE TEL/FAX 0207 924 0125		BURO BORO	CLIENT Joe and Neeta Taylor DR Roof Plan: Proposed	PROJECT Extension and Alterations SCALE 1:50@ A3	JOB NO 	ADDRESS 2A Caversham Road London NW5 2DU DRG NO CR/12 REV
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REV	DATE	DESCRIPTION	BURO BORO ARCHITECTS 81A GROVE PARK LONDON SE5 8LE TEL/FAX 0207 924 0125		CLIENT	PROJECT	ADDRESS		
					Joe and Neeta Taylor	Extension and Alterations	2A Caversham Road London NW5 2DU		
					DRAWING	SCALE	JOB NO	DRG NO	REV
					Side Elevation Proposed	1:50@ A3		CR/16	