

Date: 23/05/2018
Our Ref: 2018/1862/PRE

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Dear Freehaus,

Town and Country Planning Act 1990 (as amended)
RESPONSE TO PRE-APPLICATION ENQUIRY REF 2018/1862/PRE
Site: Re: 32 Savernake Road London NW3 2JP

Thank you for your pre-application enquiry received on the 26th May 2017, regarding the above site and the revised elevation plan on the 18th April 2018.

1. Proposal

Pre-application advice is sought for the erection of a single storey wraparound extension to the rear elevation, a single storey rear extension on the outrigger at second floor, new dormer roof extension, installation of three roof lights and the replacement of the uPVC windows to the front elevation all associated with the use a residential dwelling. (Class C3). This advice is based on the following drawing numbers 117-0100 REVA, 117-0400 REVA, 117-0401 REVA, 117-0599 REVA, 117-0600 REVA, 117-0601 REVA, 117-0602 REVA, 117-0603 REVA, 117-0606 REVA, 117 3100 REVA, 117-3599 REVA, 117-3600 REVA, 117-3601 REVA, 117-3602 REVA, 117-3603 REVA, 117-3604 REVA, 117-4400 REVA, 117-4401 REVA and documents submitted with your email dated 18/04/2018.

Overall, your proposal is considered acceptable, for the reasons detailed in the advice below.

2. Site description

The existing property is a four bedroom late Victorian semi-detached house on Savernake Road. The property sits within the Mansfield Conservation Area and is located to the south of Hampstead Heath.

3. Relevant planning history

N/A

Other relevant sites

No 91 Savernake Road

- **2017/6326/P** – Planning permission for the erection of single storey rear/side infill extension and rear dormer roof extension and other external alterations 04/04/1990. Granted on 08/01/2018

No 88A Savernake Road,

- **2017/5272/P** – Planning permission for the erection of single storey side/ rear extension to ground floor flat (C3). Granted planning permission on 04/12/2017

No's 12 & 13 Savernake Road

- **2016/4146/P** – Planning permission for the erection of single storey side/rear infill extensions at 12 & 14 Savernake Road. Granted on 14/09/2016.

No 30 Savernake Road

- **2010/4927/P** – Planning permission for the erection of single storey second floor rear extension at existing dwelling house (Class C3). Granted planning permission 08/11/2010.

4. Relevant policies and guidance

The London Borough of Camden Local Plan was formally adopted on the 3rd July 2017. The policies are D1, D2, CC1 and CC2. Planning Guidance has been subject to public consultation and was adopted in the summer of 2017 and the CPG documents below were adopted by Council on 26 March 2018 following consultation as Phase 1 of the review. The following policies will be taken into consideration:

National Planning Policy Framework (2012)

London Plan (2016)

Policy 7.4 – Local Character

Policy 7.6 – Architecture

The Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

D2 Heritage

CC1 Climate change mitigation

CC2 Adapting to climate change

T4 Sustainable movement of goods and materials

DM1 Delivery and monitoring

Supplementary Guidance 2018

CPG 1 - Design (July 2015 Updated March 2018)

CPG3 – Sustainability (July 2015 updated March 2018)

CPG6 - Amenity (September 2011 updated March 2018)

Mansfield Conservation Area Appraisal and Management Strategy 2008

The above policies can be found on our website [here](#).

5. Assessment

5.1 The main issues to consider in this case are as follows:

- Design and Appearance;
- Sustainability;
- Impact of the proposal with the neighbouring amenities;

6.0 Design and appearance

6.1 Camden Planning Guidance 1 (Design) (see link below) states that rear extensions should be secondary to the building being extended in terms of form, scale, proportions dimensions and detailing. Extensions should also respect and preserve the original design and proportions of the building, including its architectural period and style. It is important that new development are constructed to respect and preserve the historic pattern of the neighbouring building and not cause harm to amenity of adjacent properties (paragraph 4.10, P27). Furthermore, in relation to heights of extensions it should be subordinate to the original building, and should respect the existing pattern of rear extensions. In addition, extensions that are higher than one full storey below eaves/parapet level, or that rise above the general height of neighbouring extensions, will strongly be discouraged (para 4.12 -4.13, p27). It is considered that the proposed second floor rear extension would be acceptable in this instance due to the prevailing pattern of development to the rear of the host building. Moreover, the proposed extension at second floor level would offer uniformity and symmetry to the rear when look at in context with no. 30 Savernake Road.

[Camden Council: Camden planning guidance](#)

6.2 Proposed ground infill and rear extension

6.3 On review of the proposed plans and discussions with colleagues from the conservation and heritage department, the proposed infill/wrap-around element of the extension would not normally be accepted in conservation area due to it being too dominant. However, given that the host building is considered a “pair” and the proposed rear extension would be of a similar height and depth with the rear extension of no. 34. Similarly when looked at in context with the other properties on the south elevation it is also accepted that infill ‘wrap-around additions’ are prevalent pattern of development on this side of Savernake Road.

6.3 The principle of the infill extension is considered acceptable in terms of its setting along the flank (east) elevation. However, generally side infill extensions should be constructed with a mono-pitched roof. However, the design of the wraparound addition is established character of this part of the Mansfield Conservation Area. The infill addition would maintain the existing building line, retain the gap between the boundary wall with the neighbouring property by approximately 1.2m, and extend along the flank (east) elevation by approximately 9.7. The rear end being extended would measure 2.7m in depth, 6.5m in width and 3.1m in height.

6.4 The proposed second floor extension

6.5 The rear extension would be constructed on the existing terrace at second floor level of the semi-detached dwelling, extending the width of this floor by 3.8m, a height of approximately 2.0m and 2.1m in depth. The extension would not obstruct any architectural features and is not considered to harm the character and appearance of the host building. The extension would have a small footprint of approximately 7.8sqm and would be constructed using a mixture of masonry with full length steel framed windows to the front elevation. The design would not detract from the architectural style as the existing dwelling and is considered a subordinate and sympathetic addition that would not cause harm to the character and appearance of the conservation area.

6.6 The proposed second floor rear extension would be contrary to planning guidance, this is due to not being designed to be full storey below the roof eaves. However, it is acceptable that, in this instance, the proposed extension would respect the composition of elevations and help to maintain the prevailing pattern, density and scale when looked at in context with the neighbouring properties along the north side of Savernake Road.

6.7 Proposed dormer extension

6.8 The proposed rear dormer roof extension would measure 2.3m in length be 2.3m in width and approximately 2.2m in height. The proposed rear dormer would meet Supplementary

Planning Guidance requirement by being appropriately set back by the minimum of 500mm or more from the eaves and roof ridge and therefore accords with Camden Planning Guidance (CPG1 Design). The size, design and materials of the rear dormer is viewed as appropriate and it is considered that the proposed dormer would be subordinate to the host building. Given this, the proposed dormer would not adversely impact on the character and appearance of the host building or the Mansfield Conservation Area.

6.9 Other works

6.91 To the front elevation it is proposed to the replacement of the existing uPVC windows with traditional timber sash casement windows. The replacement of the uPVC windows would be most welcomed. At roof level it is proposed to install three roof lights and whilst the roof lights would be supported in principle. The proposal would not be subordinate in terms of size and numbers and the omission of the middle roof light, for a total of two would be supported in principle.

7.0 Sustainability

7.1 Policy CC1 of the London Plan The three key risks, which require adaptation measures, are flooding, drought and overheating. Specific design measures and 'green infrastructure' such as green roofs, green walls and open spaces can help mitigate some of these risks. Furthermore, the Local Plan 2017 requires developments to incorporate sustainable design and construction measures. Camden Planning Guidance 3 (Sustainability) states that, as a guide, 10% of the development cost should be spent on environmental improvements. Section 4 of CPG3 provides guidance on how existing buildings, including historic building, can be adapted to be more sustainable. Policy CC2 of the Local Plan (Adopting to climate change) ensuring development schemes demonstrate how adaptation measures and sustainable development principles have been incorporated into the design and proposed implementation. In this case, it is considered that the scheme should incorporate green/brown roof, draught proofing, energy efficient lighting, insulation and efficient glazing should all be considered for inclusion in the scheme. Please outline how the proposal will respond to the issue of sustainability with reference to the points outlined above.

8.0 Residential Amenity

8.1 Policy A1 of the Local Plan seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree."

8.2 It is not considered that the infill extension at ground floor level would have an impact given that there would be a width of approximately 4.8m from the flank elevation with no.34. As such, the proposed infill extension would not have an impact that is considered detrimental in regards to daylight/sunlight and overshadowing. The proposed rear extension would maintain a similar height and depth of neighbouring rear extension. Therefore, the rear addition would not exacerbate neighbouring impact with daylight/sunlight, privacy, outlook nor a sense of enclosure beyond the existing situation.

8.3 The proposed single storey extension at second floor level would be match the height and depth of number 30 Savernake Road rear extension which does not consist of windows to the side elevation. Therefore, it is not considered that the second floor addition would have an impact on the neighbouring amenity in regards to daylight/sunlight nor sense of enclosure. The proposed extension would not have an impact with the loss of privacy, given it setting.

8.4 The proposed window detail on the flank elevation should be obscurely glazed (where the proposed windows would be opposite the windows with no.34) this would overcome any amenity issues in terms of overlooking or loss of privacy. For these reasons there are no concerns regarding the impact of the proposal on the neighbouring residential amenity.

9.0 Conclusion

Overall, it is considered that the proposed wrap extension would not be out of character within this part of the Mansfield Conservation Area. The proposed second floor extension would match the size, scale and proportion of the neighbouring property and offer symmetry and uniformity, which would help to unite this pair on Savernake Road. However, it is recommended that the side and rear additions adopt climate change measures to promote bio-diversity and energy efficiency and the omission of a roof light to the front elevation.

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.

How to submit your application

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

- Householder planning application form
- The appropriate fee of £206.00
- Site location plan
- All existing elevations (including the front and the rear), floor plans and section
- All proposed elevations (including the front and the rear), floor plans and sections
- Elevation drawings showing the neighbouring site in context
- Details of the garden works in a landscaping statement
- Sustainable development measures for the new extensions

After you submit your application and supplementary documentation, 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.

All consultation responses will be available to view on the Council's website using the planning application search page.

I trust the above provides a useful summary; however should you have any queries about the advice contained in this letter please contact Obote Hope on 020 7974 2555.

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, we would be very grateful if you could take a few moments to complete our pre application enquiry survey. We will use the information you give us to monitor and improve our services.

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

Yours sincerely,

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