



Two Acres . Under Lane . Newmills . Launceston . Cornwall . PL15 8SN

T: 01566 700155 M: 07818 508319 E: ed@heynesplanning.co.uk

Development Management  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ

Our Ref: HP0117

Date: 2<sup>nd</sup> July 2018

Dear Sir/Madam

**No.18, Well Road, Camden**

**Householder application for planning permission for works or extension to a dwelling and listed building consent**

**Camden Council Refs: 2018/0631/P and 2018/1003/L**

We act on behalf of Mr George O'Dowd.

Please find enclosed the following which should be read in conjunction with this letter:

- Drawing nos. 20 – 101 P2, Proposed Site Plan;
- Drawing nos. 20 – 201 P2, Proposed Ground Floor Plan;
- Drawing nos. 20 – 202 P2, Proposed Ground Floor Mezzanine Plan;
- Drawing nos. 20 – 203 P2, Proposed First Floor Plan;
- Drawing nos. 20 – 204 P2, Proposed Roof Plan;
- Drawing nos. 20 – 221 P2, Proposed Rear Elevation;
- Drawing nos. 20 – 222 P2, Proposed South Elevation; and,
- Addendum to the Design and Access Statement, June 2018.

Since the submission of the applications, which were registered in March this year, the applicants project team has had discussions with officers of the Council (Matthias Gent, Planning Technician/Case Officer and Elizabeth Martin, Planning Officer (Conservation) regarding their content. These have taken place via email, through telephone conversations and on site at two meetings on 18<sup>th</sup> April 2018 and 20<sup>th</sup> June 2018.

It has become clear through those discussions that the majority of the proposals are considered acceptable in terms of their design and appearance and in respect of their impact upon the property taking into account the fact that no. 18 Well Road is a Grade II listed building and that it sits within the Conservation Area.

However, the officers have raised concerns regarding i) the impact of the proposed extension to the rear of the property upon the amenity of neighbouring properties, in particular no. 20 Well Road; and ii) the proposed link between the proposed extension and the existing house in terms of its impact upon the character and physical fabric of the house as a listed building. The purpose of this letter is to address these concerns in a planning context. It should be read in conjunction with the drawings which show various amendments to the scheme, principally alterations to the link between

Company Reg. No. 07804734

Registered Address : Two Acres . Under Lane . Newmills . Launceston . Cornwall . PL15 8SN

[www.heynesplanning.co.uk](http://www.heynesplanning.co.uk)

the proposed extension and house and the removal of the pergola. Reference is also made to the Addendum to the Design and Access Statement which comprehensively explains the design rationale behind the proposed changes. It also deals with amenity issues and lighting.

On the first point, the Council's concerns are set out, principally, in emails from Matthias to ourselves dated 26<sup>th</sup> April 2018 and 21<sup>st</sup> June 2018. The specific issues raised are i) in relation to the overlooking that will result in terms of the residents of neighbouring properties being able to view the interior of the extension and vice versa; and ii) the impact of any lighting to the extension. This concern has been raised in the context of Policy A1 of the Camden Local Plan. In response, we raise the following points:

1. The image provided in the Addendum to the Design and Access Statement at Figure 12 shows the 'typical' view of the proposals to the rear of the property from an existing first floor side window to no. 20 Well Road that faces into the rear garden of no. 18 Well Road. It demonstrates that the 'normal' view is such that the vast majority of the interior of the extension cannot be seen. The view in the opposite direction i.e. from the extension to the window referred to, also does not lead to any loss of amenity to the occupiers of no. 20 Well Road;
2. The image provided in the Addendum to the Design and Access Statement at Figure 13 shows the view of the rear garden of no. 18 Well Road from an existing dormer window to no. 20 Well Road. Again, it demonstrates that the 'normal' view is such that the vast majority of the interior of the extension cannot be seen and the view in the opposite direction does not lead to any loss of amenity to the occupiers of no. 20 Well Road;
3. The Council will be aware that approval has recently been given for extensions and alterations to no. 20 Well Road (Council Refs: 2017/1426/P and 2017/1848/L). This includes windows at first floor level that have the potential to overlook the rear garden and other parts of the property at no. 18 Well Road and further properties to the north and west. No doubt the Council will have carefully considered the issue of loss of amenity with respect to those proposals. However, it is imperative that there is consistency in decision making and we consider that the proposals the subject of the current applications represent no greater loss of amenity to residents of adjoining properties compared to the recent proposals approved for no. 20 Well Road. That said, as far as the side window and rooflight that has been approved as part of the scheme referred to above, we are of the view that they are positioned such that they will not allow for a view of the proposals the subject of the current applications. The proposed two small rear dormers (replacing the existing large dormer window) have no greater impact in respect of overlooking. Of course, there is no certainty that this scheme will ever be built;
4. In respect of the previous applications (Council Refs: 2013/8134/P and 2013/8312/L) the Council raised no issue regarding views into/out of the proposed living space or loss of amenity to occupiers of neighbouring properties. This is confirmed in the officers' delegated report where it states in the "Assessment" section *"It is not considered that there would be a substantial impact on the amenity of adjoining neighbours given that the proposal is a single storey extension."* Given the similarity between the extension previously proposed in terms of its overall form, location and appearance and the current proposals, there is no reason for the officers to suddenly raise loss of amenity, specifically overlooking or lighting, as an issue;
5. The Decision Notice in respect of application 2013/8134/P does not identify a reason for refusal relating to loss of amenity and the Inspector did not raise this as an issue in determining the appeals;
6. It is acknowledged that the planning policy position has changed since the previous applications/appeals were determined. With respect to the Development Plan, in addition to the London Plan, the Council adopted the Local Plan in July 2017. The case officer has drawn attention to Policy A1 – 'Managing the impact of development' which, as the title suggests, addresses the issue of how development may impact upon the local environment. Noting the criteria identified in the Policy it is clear that there is a degree of subjectivity required in

Company Reg. No. 07804734

Registered Address : Two Acres . Under Lane . Newmills . Launceston . Cornwall . PL15 8SN

[www.heynesplanning.co.uk](http://www.heynesplanning.co.uk)

- assessing the impact of a scheme upon the amenity of occupiers of neighbouring properties and the occupiers of the proposed development itself;
7. Further guidance on proposals for development and amenity is provided in the Councils Supplementary Planning Document (SPD) 'Amenity' dated March 2018. Section 2 deals with 'Overlooking, privacy and outlook'. We note reference to paras. 2.2 and 2.3 which examine the issues of overlooking and privacy amenity and para. 2.4 which examines the issue of 'Separation between buildings'. Paragraphs 2.6 and 2.8 are highly relevant as they acknowledge the difficulties that may be experienced where historic buildings are concerned and how the arrangement of buildings and buildings provided taking into account 'angles' may reduce overlooking. However, taking into account the evidence provided by F3 regarding the 'typical' view into and out of the window at first floor level to no. 20 Well Road and the rear dormer then there is not considered to be an unacceptable degree of overlooking with respect to the extension;
  8. The conclusions drawn in respect of the previous scheme on this point were that it was not considered to be an issue at any point in the decision making process and given the nature of the new scheme then there are no sound reasons to object to the scheme on the basis of a loss of amenity having regard to the Development Plan and supplementary planning guidance;
  9. The views of the extension from properties to the north of the application site are limited given the existing wall that divides no. 18 Well Road from its neighbouring property which screens the northern side of the extension and link from any views;
  10. With respect to any lighting proposed this is a matter that can be controlled by a suitable planning condition should planning permission be granted. F3 Architects and Interiors are specialists in interior design for new development and will be able to source a suitable lighting system that can ensure low level lighting to the property. The Addendum to the Design and Access Statement sets out how lighting will be treated within the scheme should it be approved. We note the issue raised regarding the use of appropriate levels of lighting as set out in the SPD referred to above; and,
  11. No objection has been made to the applications by any consultee/other third party.

In respect of the second point, concern has been raised regarding the impact of the link between the proposed extension and the existing house. This is a particular issue noting the listed status of the existing house and that this was a matter that was raised by the Inspector in the previous appeal decision.

At the meeting held on 20<sup>th</sup> June 2018, this matter was discussed at length between the applicants Project Team and Council officers. F3 Architects and Interiors provided documentary evidence at that meeting (subsequently sent to the Council) showing the various alternatives that had been explored in terms of how a link may be provided. A potential solution was presented which showing adjustments to the size and location of the link and the composition of the frame and general use of materials. The solution included removing the proposed pergola. This is explained in detail in the Addendum to the Design and Access Statement.

Following that meeting, the Conservation Officer confirmed via email dated 25<sup>th</sup> June 2018 that:

*"In the latest amended proposals, the pergola has been removed and the glazed link appears as a far more visually subservient structure, reading as a true linking or transitional element between the main building and the outbuilding and addressing the issues of imbalance and impact on symmetry previously raised. I would be happy to support the scheme therefore on listed building/design grounds, subject to conditions ...."*

Company Reg. No. 07804734

Registered Address : Two Acres . Under Lane . Newmills . Launceston . Cornwall . PL15 8SN

[www.heyneplanning.co.uk](http://www.heyneplanning.co.uk)

In our view, there is less effect on the setting and rear elevation than the previous scheme, so it preserves the setting and character of the listed building. We therefore consider the amendments address the concerns raised by officers regarding the scheme and that it can now be approved.

If you have any queries regarding the content of this letter or the accompanying documentation please do not hesitate to contact Ed Heynes at Heynes Planning Ltd.

Yours faithfully

A black rectangular redaction box covering the signature of the Director.

**Director**  
**Heynes Planning Ltd**

For and on behalf of Heynes Planning Ltd

Enc.      Accompanying documentation

Company Reg. No. 07804734

Registered Address : Two Acres . Under Lane . Newmills . Launceston . Cornwall . PL15 8SN

[www.heynesplanning.co.uk](http://www.heynesplanning.co.uk)