

Date: 10th July 2018
Our Ref: 2018/2039/PRE
Contact: Charles Thuaire: 020 7974 5867

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Diego Rosales Sosa
Unit M, 9C Queens Yard,
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Dear Sir,

Planning Pre-application Advice:

40 Lisburne Road London NW3 2NR

Thank you for submitting a pre-planning application enquiry for the above property. This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your proposal will be acceptable or not; nor can it be held to prejudice formal determination of any potential planning application we receive from you on this proposal.

Proposal

Erection of single-storey rear and side infill extension and erection of outbuilding in rear garden.

Site and Surroundings

The site in question comprises a 3 storey terraced dwelling house with 2 storey rear wing, in a street of identical residential properties. It was evident on site that some of these have rear and/or side extensions. The rear garden immediately abuts the rear wings of neighbouring properties in the street behind. The site is within the Mansfield Conservation Area.

Planning History

None relevant.

Relevant policies

National Planning Policy Framework 2012
London Plan 2016

Camden Local Plan 2017-

Policy A1 Managing the impact of development
Policy D1 Design
Policy D2 Heritage

Other Planning Policies / Guidance

Camden Planning Guidance-
CPG Design
CPG Amenity

Assessment

The main issues of consideration are

- Design and impact on heritage assets
- Impact on amenity

Design

The proposed rear/side extension is typical of many to be found elsewhere on houses of this type and is considered acceptable in principle. The depth of the rear extension by 3m is similar to that of the adjoining one at no.38 and the side infill would abut the existing glazed side infill at no. 42. The full width across the entire rear of the house is acceptable. Overall the size and location of this rear/side extension combined is appropriate and subordinate to the house and would preserve the character of the conservation area. The design and materials of the extensions are considered acceptable in this rear garden context.

However it is noted that the 3m height on the extension appears higher than the 2 adjoining extensions and others nearby and, combined with the large raised rooflights, it gives the impression of a somewhat bulky addition compared to its neighbours. The height of the roof needs to be somewhat lowered to reduce its overall dominance. This would also have the benefit of reducing any impact to the rear of the neighbour at no.42.

The size and location of the proposed outbuilding, 3.5m deep and 4.2m wide at the end of the rear garden, is considered acceptable and modest. It retains adequate amenity space. The proposed timber cladding will help to blend it into the landscaped surroundings. No trees of any amenity value would be affected. It is suggested that a green roof is incorporated to minimise the impact on the rear garden.

Amenity

The proposed rear extension, abutting the rear extension of no. 38, would not have a significantly detrimental impact on that neighbour in terms of loss of light and outlook. It is considered that similarly there would be no adverse harm from a 3m deep extension projecting beyond the rear façade of no. 42. The proposed side infill would abut another glazed side infill at no.42 and again should not result in any harm to light or outlook here.

The outbuilding would have no impact on neighbours due to its height, position far from Lisburne Rd neighbours and its location abutting blank walls of rear wings of properties in Roderick Road. Its use as a domestic office/study is acceptable provided it remains ancillary to the main house; a condition would be imposed on any potential planning permission to ensure it is not used as a separate Class B1 office unit or Class C3 residential dwelling.

Conclusion

The scheme is considered overall to be acceptable in principle, subject to a more sympathetic height of the rear/side extension. You are encouraged to consult the neighbours on either side before submitting the application so that any further concerns can be addressed at an early stage.

Planning application information

If you submit a planning application, I would advise you to submit the following for a valid application:

- Completed form – Full planning application.
- The appropriate fee (householder extension £206)
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans, sections and elevations of existing and proposed.
- Photomontages
- 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 no longer notify neighbours by post, but we still display a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

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 please do not hesitate to contact me on 020 7974 5867.

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

Yours faithfully,

Charles Thuairé

Senior Planning Officer
Planning Solutions Team

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.