

1. Pre-application submission and response, 2014

General notes

Do not scale from drawing. Use marked dimensions.
 To be read in conjunction with all other
 architects and engineers drawings.
 The architect to be notified of any discrepancies.
 Copyright on this drawing retained by the architect.

Drawings to be used as general layout only.
 Do not use drawing for construction.



client Tim Shallice and Maria Tallandini		title Proposed Rear Elevation With Loft Conversion Option	
project 12 Willoughby Road Hampstead Nw3 1SA		drawn MT	checked MT
		dwg no	rev
		scale	
THIS DRAWING IS COPYRIGHT. Do not scale dimensions.			

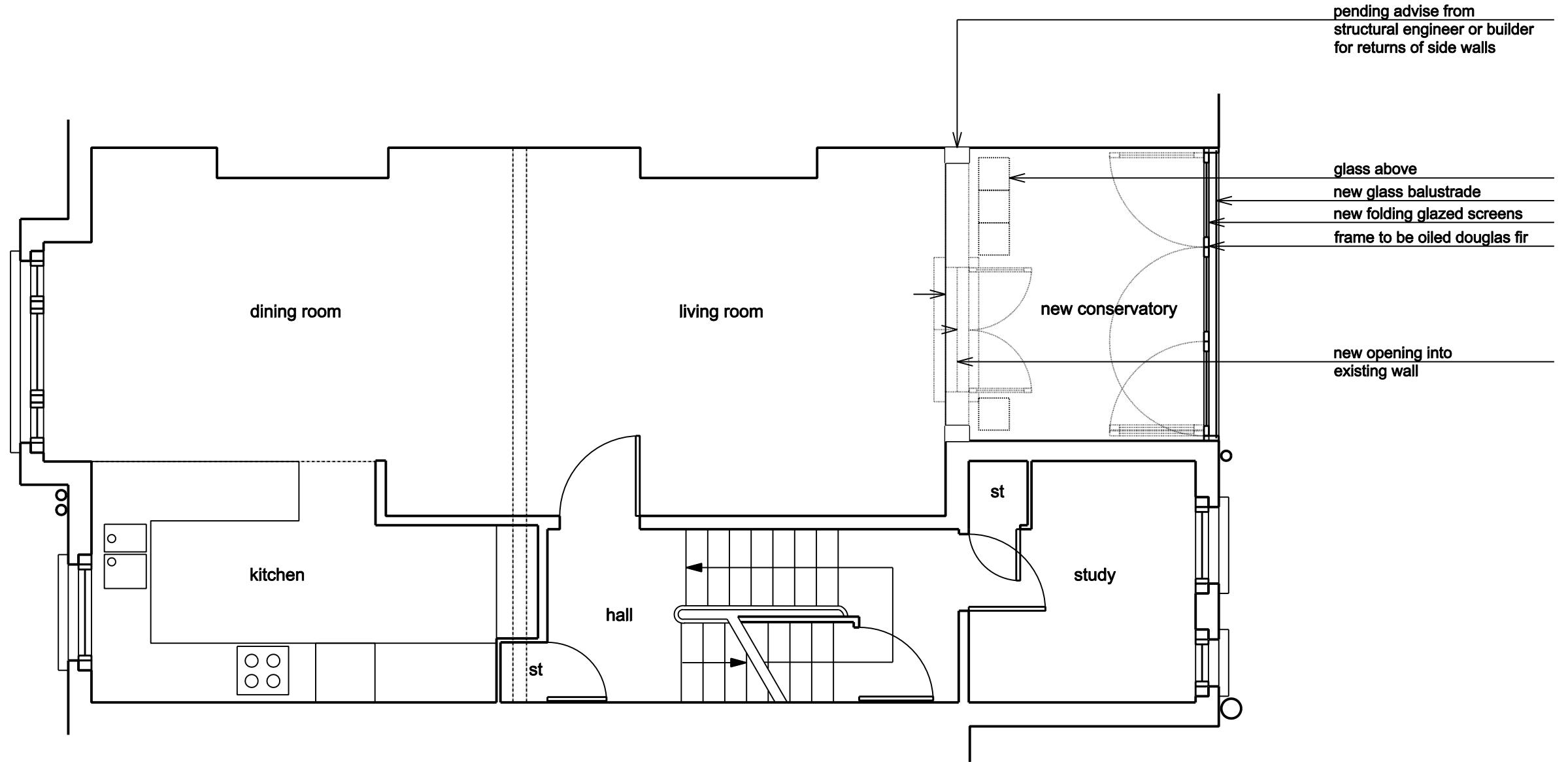
MIKE TUCK studio

Rev	Date	Details	Rev by

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first floor plan proposed

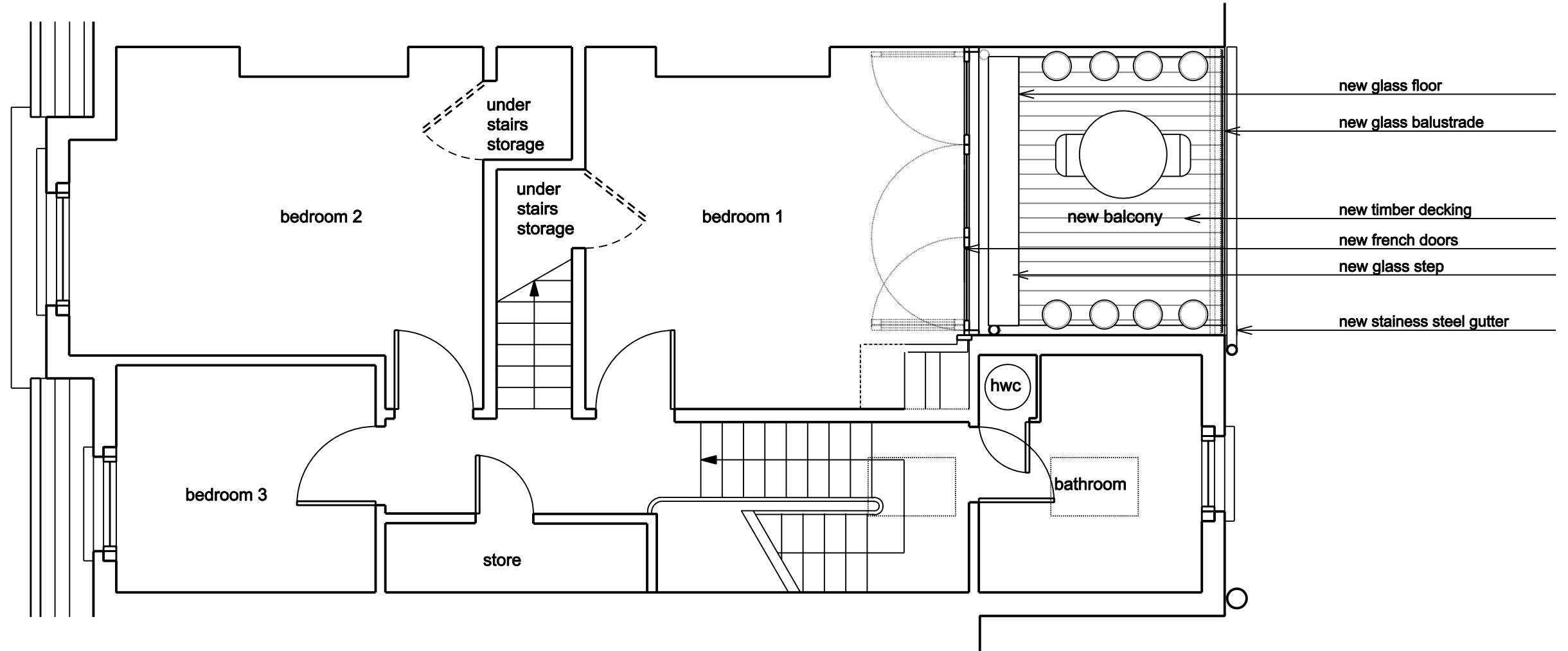
Rev	Date	Details	Rev by

client Tim Shallice and Maria Tallandini		title Proposed First Floor Plan		MIKE TUCK studio
project 12 Willoughby Road Hampstead Nw3 1SA		drawn MT	checked MT	
		dwg no	rev	scale
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second floor plan proposed

Rev	Date	Details	Rev by
rev1	26.04.14	stair position moved	

client Tim Shallice and Maria Tallandini		title Proposed Second Floor Plan	
project 12 Willoughby Road Hampstead Nw3 1SA		MIKE TUCK studio	
drawn MT	checked MT	date	
dwg no	rev	scale	
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Date: 02/07/2014
Our Ref: 2014/3272/PRE
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Dear Mr. Tuck

Town and Country Planning Act 1990 (as amended)

RESPONSE TO PRE-APPLICATION ENQUIRY REF 2014/3050/PRE
Site: 12 Willoughby Road, London, NW3 1SA

Thank you for your recent pre-application submission regarding the erection of a side dormer window. The advice contained within this letter is based on the proposal outlined in the documents entitled: Existing first floor plan, existing front elevation, existing rear elevation, existing roof plan, existing second floor plans, existing section, proposed first floor plan, proposed front elevation, proposed rear elevation, proposed second floor plan, proposed section, proposed third floor.

This letter represents the Council's initial view of your proposals based on the information available to us at this stage. It should neither be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

Site Description

The application property is a three-storey terraced dwelling with a mansard roof located on the east side of Willoughby Road. The site is in the Hampstead Conservation and Article 4 Area, but is not noted as a positive contributor in the Hampstead Conservation Area Statement.

Planning History

17998 - Erection of rear addition, formation of roof terrace and extension of a dormer – Granted **14/03/1974**

9300611 - The erection of a rear conservatory at garden level – **Granted 02/07/1993**

Proposal

The proposed development outlined in the submitted documents is for the erection of a conservatory at rear first floor level, the introduction of French doors and a new balcony with a glass balustrade and new trellis at rear second floor level and the creation of a rear dormer window to create habitable roofspace.

Policy Background

The Council's policy position in respect of extensions to existing buildings is set out in our adopted Local Development Framework ("LDF"). The following policies are relevant: CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours).

The Council's adopted planning guidance provides further advice on the application of the Council's policies. Supplementary guidance documents CPG1 (Design) 2013, CPG6 (Amenity) 2011 and the Hampstead Conservation Area Statement are relevant to the proposal.

Design and conservation

The proposed dormer window would have an overly dominant impact on the existing roofslope due to its disproportionately large size, contrary to paragraph 5.11 of Camden Planning Guidance 1 (CPG1). It would also be detrimental to the form and character of the existing building, contrary to paragraph H13 of the Hampstead Conservation Area Statement and paragraph 12 of DP24. Dormers on the upper roof slope are generally discouraged and given that there are no other dormers on the upper roofslope along this row of terraces, the proposal would be seen to have a negative impact on the historic roofline.

Following from this, the proposed second floor rear balcony and French doors would also be considered detrimental to the appearance and character of the property. CPG1 states that where it is necessary to alter or replace windows, new windows should match the originals as closely as possible in terms of type, glazing patterns and proportions. The proposed French doors have a completely different appearance, shape and form to the original window and would not be seen to preserve the character of the property or surrounding area. The creation of the balcony would also require an extension to be built on the storey directly below. The proposals would include building a conservatory on the first floor level, which is contrary to Camden's Planning Guidance.

Paragraph 4.19 of CPG1 and policy H29 of the Hampstead Conservation Area Statement state that conservatories should be located at ground or basement level and only located at higher levels in exceptional circumstances. It is not considered that any exceptional circumstances exist here so the conservatory would be discouraged. The proposed conservatory is also not considered to preserve and enhance the appearance of the existing building or the wider conservation area.

Impact upon the amenity of neighbouring occupiers

There would be minimal additional overlooking than what currently exists on site following the proposal. There would be no issues of overshadowing, overbearing impact and just minimal loss of privacy. None of the proposed windows would look directly into any of the windows of the neighbouring properties. The additional overlooking to the gardens is seen to be minimal to what currently exists on site and the proposal would therefore be likely to comply with policy DP26 and guidance in CPG6.

Application process

Should you wish to submit a planning application; forms can be completed online through the national Planning Portal www.planningportal.gov.uk or downloaded from our website www.camden.gov.uk/planning. The website also provides details of the validation requirements and guidance notes.

For a valid application, I would advise you to submit the following:

- Completed “Application for Planning Permission” form;
- Fee of £172 (payable online);
- An ordnance survey based location plan at 1:1250 scale clearly denoting the application site in red;
- Full set of plans (plans and elevations) at a scale of 1:50 or 1:100 labelled ‘existing’ and ‘proposed’;
- Completed Agricultural Holdings Certificate (this is part of the application form); and
- Photographs are helpful to provide site context.

Once you have submitted your application, if any further information is required to make your application valid, the validation team will write to you.

Please note that the information contained in this letter is an informal officer opinion only and is without prejudice to any future planning application that may be submitted.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me.

Yours sincerely,

Sam Watts