

Date 20/11/2018

Our reference: 2018/5252/PRE

Contact: Josh Lawlor

Email: Josh.lawlor@camden.gov.uk

Mr Jonathan Stickland

Re: Excavation to form a floor at basement level, light well to forecourt, full width single storey rear extension, roof extension with rear roof terrace, demolition of existing conservatory.

This letter sets out the Council's response to the pre-application scheme at the above site submitted with the correct fee of £432.69 on the 08/11/2018. These comments were informed by a site visit on the 15th of November.

Submitted Plans and Documents:

Location Plan

SDL/FR.01 – Existing Plans and Elevations

SDL.FR.02 – Proposed Plans and Elevations

10341_03 – Existing Front Elevation and Section AA

1. Site description

- 1.1. The pre-application site is located at 18 Falkland Road, which is a three-storey plus basement property. The building is in use as a single family dwelling-house.
- 1.2. The building is of 19th century design with stucco-render at ground and stock brick above. The building has a narrow plot and is set back from the road and features a small front garden enclosed by a low brick wall and iron railings. The windows are timber sash and the roof is a low pitched roof set behind the parapet.
- 1.3. The building has a two storey closet wing extension with roof terrace at the rear. There is also a conservatory extension at ground floor. There is a moderately sized paved garden.
- 1.4. The site is located within the Kentish Town Conservation area. The Kentish Town Conservation Area Appraisal and Management Strategy (2011) (KCAMS) designated the property as making a positive contribution to the character of the area.

2. Proposal

2.1. The pre-application scheme proposes a single storey full width rear extension at ground floor. The extension would extend 1m further than the existing conservatory extension and subsume the closet wing. The extension would be single storey with a flat roof and skylight. The proposal includes an excavation to create a basement that would cover the total footprint of the building and rear garden. A roof extension with roof terrace is also proposed.

3. Planning History

9501318 - Erection of a single storey rear conservatory extension. Granted - 26/01/1996

PEX0100568 - Application for Certificate of lawfulness for Proposed development for a roof terrace at second floor level at rear of single family dwelling house. – Grant Certificate of Lawful Proposed Use - 11/12/2001

20 Falkland Road - **PE9900930** - Erection of a mansard roof extension for residential use. – Granted at Members briefing - 03/07/2000

22 Falkland Road – **9101179** - Retention of third floor roof extension and alterations to ground floor rear in association with use as single dwelling – Granted - 25/11/1991

4. Relevant Policies and Guidance

National Planning Framework (2018)
The London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development
A4 Noise and vibration
A5 Basements
D1 Design
D2 Heritage

Camden Planning Guidance (Updated 2018)
CPG 1 Design
CPG6 Amenity
CPG Basements

Kentish Town neighbourhood Plan (2016)

The Kentish Town Conservation Area Appraisal and Management Strategy (2011) (KCAMS)

5. Assessment

Design and Heritage Issues

5.1 Camden Local Plan Policy D1 (Design) seeks to secure high quality design in development which respects local context and character.

5.2 Policy D2 (Heritage) states that the Council will preserve and enhance Camden's heritage assets and their settings, including conservation areas. The Council will not permit development that results in harm that is less than substantial to the significance of the heritage asset unless the public benefits of the proposal significantly outweigh that harm. The council will also require that development within conservation areas preserves or, where possible enhances the character or appearance of the area.

5.3 Camden Planning Guidance 1 (Design) states that rear extensions should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions, and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- respect and preserve existing architectural features, such as projecting bays, decorative balconies; respect and preserve the historic pattern and established townscape of the surrounding area;
- Materials should be chosen that are sympathetic to the existing building wherever possible.
- In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist.
- The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.
- 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;
- allow for the retention of a reasonable sized garden;

Single storey rear extension

5.4 It is worth noting from the outset that the property already has a conservatory extension and therefore further additions will need to maintain a subordinate and sensitive relationship with the host property.

5.5 The full width extension would extend 1m further than the existing building lines and subsume the closet wing, which appears to be a feature common to the wider building group. It is recommended that the rear extension projects 1m further than the existing conservatory extension but does not subsume the closet wing extension. The rear wall of the closet wing should be retained. This will enable sufficient differentiation between the extension and closet wing extension.

5.6 The materiality of the extension is not clear from the submitted drawings. Wherever possible it is recommended that materials should complement the colour and texture of the materials in the existing building, particularly above ground level. It is considered that given the above amendment the use of glass at ground floor would not dominate the existing building. The skylight on the flat roof of the extension is acceptable. A flat roof design with sedum roof would be supported.

Roof extension with rear roof terrace

The principle of a roof extensions depends on whether where there is an established form of roof addition on the terrace (CPG1). The principle of a mansard roof extension may be acceptable given that no. 22 and 24 have mansard roof extensions. A householder planning application should include a justification as to how the proposed roof extension would help to re-unite a group of buildings.

Notwithstanding a justification for the proposed roof extension, the current design on the mansard roof extension would not be acceptable. The Building has a 'butterfly roof', this parapet should be retained. The new roof should start from behind the parapet at existing hopper-head level, forming a continuous slope of up to a maximum of 70 degrees (CPG1). CPG1 states that terraces and additional railings will not normally be acceptable. The use of glazing on the rear roof slope is not architecturally sympathetic to the character of the building. The mansard roof extension should use materials such as slate to visually blend with the existing materials.

Basement/Excavation works and skylights

5.7 An Article 4 Direction covers the whole of the London Borough of Camden meaning that all basement development requires planning permission. The plans indicate an extension of the existing semi basement to form a full floor beneath the existing property. This would include a lap pool beneath the garden area and light well to the street elevation. The basement would cover the full width and length of the properties footprint. The Council will require a Basement Impact Assessment (BIA) to be submitted with the application so that we can properly assess whether any harmful impact will result from the basement excavation.

5.8 CPG Basements states that basements must not cause harm to:

- Neighbouring properties
- Structural, ground, or water conditions of the area; and
- The architectural character and heritage significance of the building and area

5.10. The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. CPG Basements Table 1 sets out criteria regarding the size of basements. This criteria is relevant to the current proposal:

- Basements must be no more than one storey deep;
- must not exceed 50% of the garden of the property;
- Basements should be less than 1.5 times the footprint of the host building in area;
- Basements should extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- be set back from neighbouring property boundaries where it extends beyond the footprint of the host building;
- avoid the loss of garden space or trees of townscape or amenity value.

5.11. CPG Basements states that where appropriate we will allow a proportion of the basement to be deeper to allow development of swimming pools. Allowance of this additional depth will only be appropriate where it does not harm the neighbouring properties or the structural, ground, or water conditions of the area, and where the additional depth is required for a swimming pool and it not being used for any other purposes.

- 5.12. Basements should not exceed 50% of each garden within the property. This criterion applies to the front garden, the rear garden and gardens to the side of the property individually, rather than calculated as an aggregated garden area for the whole property. Sufficient margins should be left between the site boundaries and any basement construction to sustain growth of vegetation and trees. It is acknowledged that the current rear garden is largely paved.

The BIA will include the following stages:

- Stage 1 - Screening;
- Stage 2 - Scoping;
- Stage 3 - Site investigation and study;
- Stage 4 - Impact assessment; and
- Stage 5 - Review and decision making.

Further detail on BIAs can be found in Camden Planning Guidance CPG4 (Basements).

- 5.13. At each stage in the process the person(s) undertaking the BIA process on your behalf should hold qualifications relevant to the matters being considered. Paragraph 2.11 of CPG4 outlines the qualifications required for assessments. In order to provide us with greater certainty over the potential impacts of proposed basement development, we will expect independent verification of Basement Impact Assessments, funded by the applicant, when certain criteria are met. One such criteria is where a scheme requires applicants to proceed beyond the Screening stage of the Basement Impact Assessment (i.e. where a matter of concern has been identified which requires the preparation of a full Basement Impact Assessment). When you have submitted your application we will confirm whether independent verification of the BIA is required. Information on the BIA audit process can be found on the [Council's website](#), along with a BIA proforma.

Skylights and light wells

- 5.14. CPG Basements states that where a basement extension under part of the front or rear garden is considered acceptable, the inclusion of skylights designed within the landscaping of a garden will not usually be acceptable, as illumination and light spill from a skylight can harm the appearance of a garden setting.
- 5.15. CPG basements states that the presence or absence of lightwells helps define and reinforce the prevailing character of a neighbourhood. Where basements and visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the architectural character of the host building, or the character and appearance of the surrounding area, or the relationship between the building and the street.
- 5.16. In plots where the front garden is quite shallow, a lightwell is likely to consume much, or all, of the garden area. This is likely to be unacceptable in streets where lightwells are not part of the established character and where the front gardens have an important role in the local townscape.
- 5.17. Lightwells may need to be covered by a grille and be of a size appropriate to the host building and garden. The creation of a lightwell to the forecourt may be acceptable given its lack of visual prominence. The front forecourt features original York paving and a section of soft landscaping running horizontal to the rear elevation. It is recommended that the lightwell uses

the space occupied by the soft landscaping. This is in order to preserve the York paving which is an original surface material. The lightwell should also have a grille.

Applicants should check with Building Control at an early stage how their basement proposal incorporates a means of escape and whether this has been properly considered with regard to the size of the lightwell.

5. Amenity issues

6.1 Policy A1 (Managing the impact of development) states that the Council will seek to ensure that the amenity of neighbours is protected. The factors we will consider include: visual privacy, outlook; sunlight and daylight and overshadowing. The Camden Planning Guidance on Amenity provides more detailed guidance on how the Council will consider amenity impact.

6.2 The pre-application submission does not include plans showing the detailed height of the proposed extension in relation to windows of neighbouring properties; however it is likely that the amenity impact would be acceptable given the distance the extension would be from neighbouring windows at no.20 and no. 16.

6.3 The proposed roof extension is likely to cause harmful overlooking to neighbouring properties. It is noted that the proposed roof terrace is also likely to be unacceptable on design grounds.

7 Sustainability

7.1 Policy CC1 (Climate change mitigation) encourages all development to minimise the effects of climate change. We will encourage all development to reduce carbon dioxide emissions following the steps in the energy hierarchy; support and encourage sensitive energy efficiency improvements to existing buildings and expect all developments to optimise resource efficiency. Policy CC2 (Adapting to climate change) states that development should adopt appropriate climate change adaptation measures such as surface water drainage measures and green roofs.

7.2 The proposed extension would be below 500sq. m and therefore the requirement to demonstrate a 19% CO2 reduction below Part L 2013 Building Regulations and 20% CO2 reduction from on-site renewable energy generation does not apply to the development. However, it is recommended that any future planning application demonstrates sustainable development principles have incorporated into the design and proposed implementation as set out above. Camden Planning Guidance 3 (Sustainability) advises that as a guide, at least 10% of the project cost should be spent on environmental improvements. The green roof is also encouraged for reducing rain water runoff and insulation of the extension.

8 **Conclusion**

8.1 Overall it is considered that the site can accommodate a single storey rear extension provided that the extension respects the existing building lines. It is considered the rear wall

of the closet wing should be retained. The proposed extension should therefore project 1m further than the lines of the existing conservatory extension. This will enable sufficient differentiation between the extension and existing closet wing. Subject to a correct justification, a mansard roof extension may be acceptable. The current design of the roof extension does not meet CPG1 design policy and would need to be amended. The extent of the proposed basement extension does not meet CPG basement policy. The proposed terrace at roof level would be unacceptable due to overlooking.

The following documents and information will be required for a householder planning application:

6.2 A basement impact assessment report would be required.

7 Planning application information

7.1 The following information would be required for a valid planning application

- A completed application form (householder planning application)
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red
- Existing and proposed plan drawings at a scale of 1:50/1:100
- Existing and proposed plan drawings at a scale of 1:50/1:100
- Existing and proposed section drawings and a scale of 1:50/1:100
- The application fee (£206)
- A design and access statement
- Please see [supporting information for planning applications](#) for more information.

7.2 We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by a site notice on near the site and would advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

7.3 This type of application may determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel. For more details click [here](#).

This document represents an initial informal 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 or the attached document please do not hesitate to contact Josh Lawlor on 02079742447 and josh.lawlor@camden.gov.uk

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

Yours sincerely,

Josh Lawlor

Planning officer

Planning Solutions Team