



Planning Solutions Team
Planning and Regeneration
 Culture & Environment
 Directorate
 London Borough of Camden
 2nd Floor
 5 Pancras Square
 London
 N1C 4AG

Date: 17/12/2018
Our ref: 2018/5874/PRE
Contact: Samir Benmbarek
Direct line: 020 7974 2534
Email: samir.benmbarek@camden.gov.uk

Ms Imene Menad
 USL Architects
 7 Progress Business Park
 Whittle Way
 Burnham
 SL1 6DQ

www.camden.gov.uk/planning

Dear Ms Menad

Re: 31 Fitzjohn's Avenue, London, NW3 5JY

Thank you for submitting a pre-planning application enquiry for the above property, which was received on 10 December 2018 together with the required fee of £432.69.

1. Drawings and documents

FTH/EX/400 Location Plan
 FTH/EX/100 Existing Ground Floor Plan
 FTH/EX/200 Existing Rear Elevation
 FTH/PL/100 Proposed Ground Floor Plan
 FTH/PL/200 Proposed Rear Elevation
 FTH/PL/300 Proposed Section
 FTH/PL/400 Site Plan

2. Proposal

Erection of rear extension at lower ground floor level to lower ground floor flat

3. Site description

The site comprises of a four-storey (including lower ground storey) dwellinghouse located on the western side of Fitzjohn's Avenue. The building is located within the Fitzjohns/Netherall Conservation Area and is described as a building that makes a positive contribution to the conservation area. The character and use of Fitzjohns Avenue is predominately residential.

4. Relevant planning history

No relevant planning history at this site.

5. Relevant policies and guidance

[National Planning Policy Framework 2018](#)

[The London Plan 2016](#)

[Camden Local Plan 2017](#)

D1- Design
 D2- Heritage

A1- Managing the impact of development

Camden Planning Guidance

CPG1 (Design) (Updated March 2018): Section 5- Roofs, terraces and balconies
CPG Amenity (March 2018)

Fitzjohns/Netherall Conservation Area Appraisal and Management Strategy

6. Introduction

This written response is based on the drawings submitted in the “Drawings and Documents” section. This is general and informal planning officer response to the proposal and development in relation to the submitted drawings and documentation. Should the pre-application scheme be altered, some of advice given may become redundant as a result of this. This advice may not be considered relevant if adopted planning policies at national, regional or local level are changed or amended. Other factors such as case-law and subsequent planning permissions may affect this advice.

7. Design

Policy D1 seeks high quality design in all alterations and developments. The Council will require that development respects the local context and character and are of high quality that compliments the local character. Furthermore, policy D2 will preserve, and where appropriate, enhance Camden’s diverse assets and their settings including conservation areas.

CPG1 specifies that extensions should be designed to:

- Be secondary to the building being extended in terms of location, form, scale, proportions and detailing;
- Respect and preserve the original proportions of the building, including its architectural period and style;
- Respect and preserve the historic pattern and established townscape of the surrounding area;
- Not cause loss of amenity to adjacent properties;
- Allow for the retention of a reasonable sized garden.

In review of the above guidance, the principle of the single storey lower ground floor extension is considered acceptable.

The proposed extension is considered to be secondary and subordinate towards the host building in terms of footprint, scale, and height. Due to the small footprint the proposed extension would cover, it would not adversely affect the provision of rear garden space.

No details have been provided on the proposed materials. It is expected that materials match the application building are used; in this case stock brick with details including traditional timber framed sash windows, and timber framed doors. Due to its location at the rear of the building and limited views due to its lower ground floor location, it is considered that the proposal would have a limited impact upon the character and appearance of the Fitzjohns/Netherall Conservation Area .

8. Adjacent Residential Amenity

Policy A1 of Camden’s Development Policies seek to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for

development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.

It is considered that the proposed extension would not affect the amenity of adjoining residential occupiers. This is due to the modest scale of the development, its lower ground floor location and its positioning away from any boundaries with neighbouring properties.

9. Conclusion

In conclusion, the proposed lower ground floor rear extension is considered to be acceptable in design and amenity terms. It is recommended that the detailed design of the extension matches that of the building in regards to materials.

10. Planning application information

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

- Completed form – Householder Application
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and Access Statement
- The appropriate fee £206.00
- 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 would display site notices near the site and advertise in the local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be 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 should it be recommended for approval by officers. For more details click [here](#).

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 or the attached document please do not hesitate to contact Samir Benmbarek on 020 7974 2534.

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

Yours sincerely,

Samir Benmbarek
Planning Officer
Planning Solutions Team

