

planning application to form rear garden extension
at 38a Bartholomew Rd (garden flat), LONDON NW5

1. Outline Of Proposal

- a. The owners of the flat propose a single-storey flat roof extension along the garden elevation of their garden flat
- b. Proposed building materials are shown in the drawings: the main ones are—
 - i. Brick matching that of the existing e.g London Stock (with some seconds)
 - ii. Yorkstone copings
 - iii. Zinc standing seam roof & rainwater goods
 - iv. MS railings from 20mm flats (finished grey or black)
 - v. Custom-made hw & sw windows/doors

2. Need

- a. The applicant is submitting a covering letter which sets out their need to adapt their accommodation
- b. The applicant want to improve their living conditions in order to continue living in the area with children for the foreseeable future
- c. The existing arrangement of the flat is outdated and awkward
 - i. It lacks a third bedroom
 - ii. It isolates the kitchen from the living area i.e lacks a modern family space
 - iii. It does not make good use of the garden
 - iv. It lacks a second bathroom
- d. The applicant has recently completed the purchase of the entire rear garden
- e. The applicant has discussed their plans in detail with the other leaseholders in the house. Aspects of the design with a direct impact on the first floor flat were agreed through detailed discussion with the leaseholder. The scheme presented here is approved by all the residents in the building

3. Planning Context

- a. The house is located in an area with a wide range of urban services. The proposals do not affect access to these locational benefits
- b. The host property—a ground floor flat—is part of a semi-detached house in the Bartholomew Estate CA. There are 2 other flats in the building each occupying a whole floor
- c. The house is one of a pair forming a villa-type. The majority of buildings along the street are of this kind— freestanding with strongly expressed roofs, eaves & chimney stacks, and windows with decorative architraves, cills and cornices. The house pair of 38 & 40 is not otherwise identified in the CA statement
- d. A pre-app opinion (2019/2908/PRE) was given in June. It lists policy documents relevant to this application. See Appendix 1
- e. Extensions with the same massing & scale as the one proposed at 38a were granted planning consent at 23 & 25 Bartholomew Rd. For a list of planning

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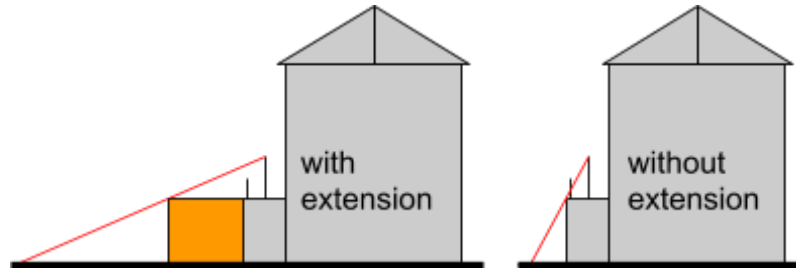
consents for single-storey rear extensions on Bartholomew Rd granted over about 10 years see Appendix 2

- f. The house was converted into flats by Camden Council in 1974. The conversion mostly entailed internal partitioning although it appears from a 1974 drawing available on the planning website that the external walls were substantially rebuilt at second floor. See Appendix 3
- g. The applicant has contacted the CAAC before making this application to get comments which were received in October

4. Design Statement

- a. The design intention is to create a more comfortable home to support family life and frequent visitors
- b. The extension fills an L-shaped area subtended by the outrigger kitchen and the back of the house
- c. The new space is used for the new master bedroom and the kitchen/dining area, both with well-sized openings towards the garden
- d. A small new window opening in the rear wall of the main house is proposed for the flat's new main bathroom
- e. To form the main living space combining the lounge, kitchen and dining areas, a new structural opening around 4650mm wide is needed
- f. The proposed external treatment is simple in conformity with the host building's plain, unadorned character at the rear where the cornices, architraves, decorative cills & brackets that feature on the street facade are absent
- g. The external treatment is fulfilled by using traditional materials e.g brick, zinc, timber
- h. The extension's massing is horizontal, a low form subservient to the rear elevation of the main house that rises above it. The horizontal effect is emphasised by the uninterrupted lines of the stone coping, a brick string course and the railing to the first floor terrace
- i. The extended first floor rear terrace was agreed with the first floor flat leaseholder. It could increase lateral overlooking which might afford useful informal surveillance of the space between 38 and 36
- j. There is otherwise no increase in overlooking. Rather, the proposed extension increases the part of the rear garden free of overlooking from the upper terrace that would become available to the applicant: see sectional diagram below

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Appendix 1 - Planning opinion & related drawings

Re: Flat A 38 Bartholomew Road London NW5 2AJ

Thank you for submitting a pre-planning application enquiry for the above property, which was received on 5th June 2019 and with payment of £432.69 on the 5th June 2019. I write following our meeting at the property on 21st June 2019.

Development Description

Erection of a single storey rear extension, and extension of the existing first floor roof terrace (Class C3).

Assessment

Design & Character

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. The Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Policy D2 (Heritage) states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. Camden's Local Plan Document is supported by CPG Design (2019) and CPG Altering and extending your home (2019).

The host dwelling is situated on the northern side of Bartholomew Road within Bartholomew Estate Conservation Area. The street is characterised by predominantly three and four storey (including semi-basements) semi-detached and detached dwellings. This pre-application relates to Flat A which is situated on the ground floor of the three storey dwelling.

The applicant has only provided a site plan and ground floor plans (not to scale) for officers to provide comments on, therefore without front/side/rear elevation drawings or floor plans to scale, officers cannot provide detailed comments on the proposed design, materials, or potential neighbouring amenity impacts.

CPG Design states that rear extensions should respect and preserve the original design and proportions of the building, including its architectural period and style. The Bartholomew Estate conservation area statement highlights that 'the townscape is largely unaltered with few rear extensions... and the cumulative affect of minor but inappropriate changes is gradually eroding the quality of the street.' With regards to rear extensions, in most cases they should be no more than one storey in height and half the width of the host dwelling. It is important to note that roof terraces are not a prevailing character of the surrounding area, and although the host dwelling was granted permission for a roof terrace at first floor level, the permission pre-dates the conservation area designation date in 1992.

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On review of the proposal plans and discussions with Council's conservation officer, the proposed ground floor extension and extension of the first floor terrace are considered dominant and obtrusive rather than a subordinate extension to the host dwelling. The proposed extension is considered to detract from, rather than complement and enhance the host dwelling and surrounding conservation area.

The applicant proposes to widen the existing rear extension, resulting in an extension wider than the full width of the host dwelling, and to elongate it into the garden, subsequently three or four times its existing size. It is considered that, by virtue of being full width, and extending so deeply into the garden, the proposed extension is insubordinate to the host dwelling, to the detriment of the character and appearance of the semi-detached pair and the conservation area.

Officers suggest amending the ground floor rear extension to something more proportionate. A rear extension should not extend beyond the side elevation as there is an important characteristic gap between the dwellings along Bartholomew Road. The fenestration and materials of the ground floor extension should relate to the host property, i.e timber sash windows and brickwork to match existing (uPVC windows and doors, and rendered brickwork would not be supported). Unsympathetic alterations to the fenestration have been undertaken previously, therefore officers suggest the applicant proposed to replace the inappropriate fenestration with something that mimics the materials and design of the original windows and doors.

The applicant proposes to extend the existing roof terrace over the proposed ground floor extension, resulting in a full depth and nearly full width roof terrace at first floor. Given roof terraces are not characteristic within this part of the conservation area, significantly enlarging the existing roof terrace would greatly increase its capacity, and as such alter the character of its use.

Officers suggest omitting the extension of the existing roof terrace element from any future submission as any enlargement of the roof terrace would result as an incongruous and uncharacteristic feature on the rear elevation of the host dwelling, which would also further imbalance the rear elevation of the semi-detached pair.

Amenity

Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan is supported by CPG Amenity (2018).

Officers do have concerns regarding the noise and disturbance, overlooking and loss of privacy to be potentially generated from the proposed roof terrace extension. Furthermore, given the absence of scale floor plans and elevation drawings, officers must assume the proposed ground floor extension may cause an impact on adjoining neighbours with regards to loss of daylight/sunlight, loss of outlook and sense of enclosure. However, once the above suggested design alterations are made to the ground floor extension and the roof terrace extension removed from the proposal, the amenity concerns may be overcome.

Please see appendix 1 for supplementary information and relevant policies.

Thank you for using Camden's pre-application advice service; I trust this is of assistance in progressing your proposal.

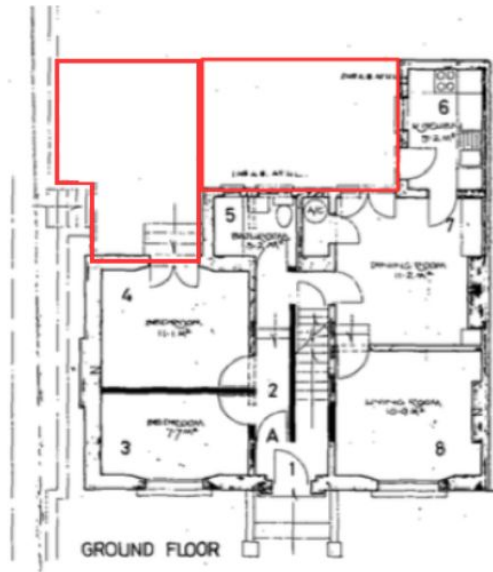
Yours sincerely,

Alyce Jeffery

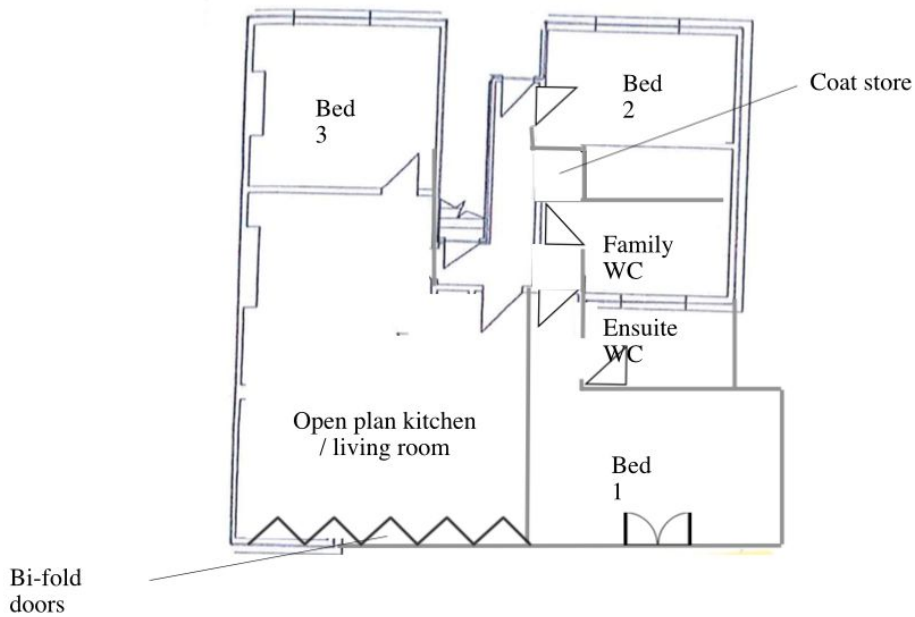
Planning Officer

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Flat A, 38 Bartholomew Road – Proposed extension area



Flat A, 38 Bartholomew Road – Proposed layout



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Appendix 2-Recent single storey rear extension applications granted consent on
Bartholomew Rd

App Number	Site Address	Development Description	Status	Date Registered	Decision	comment
2017/1248/P	Flat A 37 Bartholomew Road London NW5 2AH	Erection of single storey rear extension to ground floor flat	FINAL DECISION	31-03-2017	Granted	full width
2016/7093/P	60 Bartholomew Road London NW5 2AJ	Erection of a full width single storey rear extension to lower ground floor flat.	FINAL DECISION	42741	Granted	full width but half-basement
2016/2161/P	Flat A 23 Bartholomew Road London NW5 2AH	Single storey rear extension and insertion of side window.	FINAL DECISION	29-04-2016	Granted	full width—very similar to 38a
2014/7420/P	59 Bartholomew Road London NW5 2AH	Single storey rear extension to ground floor flat.	FINAL DECISION	03-12-2014	Granted	full width
2014/4966/P	45 A Bartholomew Road London NW5 2AH	Erection of single storey rear extension and replacement of french doors with window to existing rear elevation	FINAL DECISION	06-08-2014	Granted	not full width: extension added to an extension
2013/5681/P	39 Bartholomew Road London NW5 2AH	Erection of a single storey rear extension. relocation of side entrance. new window on side elevation and replacement of front windows at lower ground floor level.	FINAL DECISION	13-09-2013	Granted	full width or very nearly
2011/3615/P	3 Bartholomew Road London NW5 2AH	Erection of single - storey extension at rear lower ground floor level. to single family dwellinghouse	FINAL DECISION	09-11-2011	Granted	full width
2009/4116/P	Flat A 25 Bartholomew Road London NW5 2AH	Erection of a single storey rear extension to ground floor flat (Class C3).	FINAL DECISION	40102	Granted	full width & very similar to 38a

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