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Matthew Moorhouse
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www.camden.gov.uk/planning

Dear Mr Moorhouse

Re: 1 Rosslyn Hill, London, NW3 5UL

Thank you for submitting a pre-planning application enquiry for the above property which was received on 18th July 2019 together with the required fee of £432.69. I write following our meeting at the property on 4th September 2019.

Development Description

The proposal is for the erection of ground floor side extension and first floor side/rear extension, installation of a pool to rear garden and associated pool/plant storage, alteration to ground floor store and installation of two dormer to existing garage roof.

Assessment

The following elements of the proposal in their current form are acceptable for the following reasons:

- The proposed swimming pool and pool plant are considered acceptable as the scale of the elements are relatively minor and would be constructed on the existing hardstanding at the rear of the host building. It would not be observed from the street scene and would not be harmful to the amenities and character and appearance of the host building and wider conservation area. However, more details of the pool should be provided if it was to be included in a planning application. A Noise Impact Assessment should also be submitted for the proposed pool plant.
- The proposed rooflight on the garage is considered acceptable. Given its relatively small size and sitting, it would not be harmful to the character and appearance of the garage and wider conservation area nor the residential amenities of the neighbour property. However, the rooflight should be flushed to be in keeping with the traditional and modest style of the garage.

The following elements of the proposal in their current form are unacceptable for the following reasons:

- The proposed first floor rear/side extension is considered unacceptable as it would not appear subordinate to the host building in height and scale and would be harmful to its character and appearance. The abovementioned extension would be higher than one full storey below the roof eaves and would be taller than the existing porch which contravenes the Camden Planning Guidance. It is also observed that none of the neighbouring and nearby properties has a first floor rear/side extension. Thus, the first floor extension would be out of keeping with

the character and appearance of local area and wider Conservation Area and would lead to the overdevelopment of the host building.

- The proposed ground floor side extension in its current form is unacceptable as the existing ground floor extension is already very substantial and the addition of the side extension would make the combined extension almost full-width and no longer subordinate to the host building. Moreover, given the location and sitting of the extension, it would be visible from the public realm along Belsize Lane. However, the proposed materials are contemporary in appearance and would fit with the existing design and appearance of the extension, and are considered to be acceptable.
- The existing garage is located in the rear end of the rear garden of the subject site. It was approved in 2007 and is constructed of similar materials to the original host building. It's siting and plain form gives it a simple, ancillary appearance and relationship to the host building. Furthermore, the garage structure is clearly visible in the conservation area in close views from the public realm along Belsize Lane. Thus, the introduction of 2x dormers and a dormer window to the existing garage is considered unacceptable as these elements would create an obviously domestic appearance and materially altering the ancillary character of the garage structure. It is considered the introduction of these elements would not preserve or enhance the character or appearance of the conservation area. Paragraph 195 of the NPPF states that where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Since the benefit that these elements are private, it would not outweigh the harm to the designated heritage asset.

Recommended revisions

It is advised that the following alterations are undertaken prior to the submission of a future planning application:

- Remove the first floor rear/side extension.
- The ground floor side extension should be set inwards by 1m from the southern elevation of the ground floor extension to reduce the visual bulk of the extension and be more subordinate to the host building.
- Remove the 2x dormers and dormer window from the existing garage.

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,

Mark Chan

Planning Officer
Planning Solutions Team

Appendix 1:**Relevant Constraints**

Fitzjohns/Netherhall Conservation Area

Relevant planning history**Application site**

7577 – Erection of a rear extension for use as a studio. Granted 30/09/1969

2007/2787/P – Erection of a detached garage, following the demolition of the existing single garage, and alterations to the dwellinghouse including erection of a replacement 2nd floor balustrade at the southeast gable end and installation of three rooflights on the southwest and northwest elevations. Granted 27/07/2007

Relevant policies and guidance**National Planning Policy Framework 2019****The London Plan 2016****Camden Local Plan 2017**

G1 – Delivery and location of growth

A1 – Managing the impact of development

A4 – Noise and vibration

D1 – Design

D2 – Heritage

Camden Planning Guidance 2019

CPG Altering and extending your home

CPG Design

Camden Planning Guidance 2018

CPG Amenity

Fitzjohns/Netherhall Conservation Area Appraisal and Management Statement (2001)**Planning application information**

The following documents should be included with the submission of a full planning application:

- Completed application form – Householder Planning Application
- The appropriate fee (£206)
- Location plan (scale 1:1250) denoting the application site in red
- Site Plan (scale 1:200)
- Floor plans and roof plans (scale 1:50) labelled ‘existing’ and ‘proposed’
- Elevation drawings and sections (scale 1:50) labelled ‘existing’ and ‘proposed’
- Design and access statement (necessary for Major applications, Listed Buildings, development within conservation areas, change of use applications (with physical changes), and development of over 100sqm)
- Noise Impact Assessment (necessary when plant equipment is proposed to safeguard the amenities of the neighbouring residents)

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up 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. You are encouraged to engage with the residents of adjoining properties before any formal submission.

Non-major applications are typically 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](#).

Please Note: This document represents an initial informal officer view of your proposal 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.