



PLANNING STATEMENT

PROJECT KM 2017: PLANNING STATEMENT - REV 06
DESIGN PROPOSAL :1 DUNOLLIE ROAD LONDON NW5 2XN
GARAGE SITE RE-DEVELOPMENT

Architect – Francis Birch Architect DiplArch RIBA

1.0 Introduction

The proposed re-development site, at 1 Dunollie Road is located at the end of a row of late 19th century 3 storey terraced houses and is occupied presently by a pair of single storey garages. The site backs onto the rear gardens of properties in Lady Margaret Road, the immediate neighbour being no. 22d which is subdivided into flats & no.24, the rear garden to which backs onto the site. The site is located within the Kentish Town Conservation Area in the London Borough of Camden.



Existing front Elevation showing garages adjacent to 1 Dunollie Road



View from Lady Margaret Road towards 1 Dunollie Road



Site Location Plan

2.0 Pre-application Report 22nd June 2018

A pre-application meeting with Kristina Smith (Camden Planning officer) was held on the 5th June 2018. The officers report dated 22nd June 2018 on the initial design proposals (2 ½ storey building with partial basement) included recommendations for design changes which have been incorporated into the current design proposal which is now the subject of this planning application. A full copy of the pre-application report is appended to this Planning Statement for reference.

In principle the pre-application report was sympathetic to a new house being built on the site subject to amendments as indicated in the following headings from the pre-application report:

6) Design & Conservation

- The planning consent of 18th December 2000 established the mass, height & context for an extension/new house on the site, being secondary to the 'host' property, no.1 Dunollie Road - a 3 storey end of terrace house.
- The 'Bay' feature of the pre-app. design projecting beyond the building needed to match the scale of the 'bays' to the existing terrace houses. This has been achieved in the new design by omitting the original raised front entrance such that the new bay is now level with the existing bays to the host property.
- Level street access at ground level is a Camden housing policy requirement & the semi basement of the pre-app. design has been revised to a full basement in the proposed design thus lowering the overall height of the new building & reducing its impact on the street.
- The proposed 'lightwell' would be acceptable If the officer's suggestion of extending the line of the brick garden wall to 22d Lady Margaret Road to screen the lightwell from street. This has been incorporated into the new design with the screen wall incorporating railings & planting to soften its impact both from the street & from within the lightwell.
- The report preferred a simpler & less visually competitive exterior treatment objecting to the 'Crittall' windows of the pre-app. design & the large areas of glazing suggesting they were of character with the area. Their preference for 2:1 proportion as traditional sash window openings has been incorporated in the new design.
- The 'Sto-Render' to the upper storey of the pre-app. design was not liked. An 'all-brick' elevations in London-Stock brick matching the existing terrace brickwork has been adopted in the new design with reconstituted stone dressings & cills to window openings & to copings to the roof & balcony parapets but without the suggested textured relief in the brick coursing to keep the appearance simple & restrained.
- The proposed relocation of the side garden gate to the existing opening in the garden wall to 22d Lady Margaret Road was accepted in the report & is included in the new design.

7) Housing – standard of residential accommodation.

- The proposed design is a self-contained house with 2 bedrooms; a master bedroom with en-suite bathroom & study/guest single bedroom. At ground level is the kitchen dining room & guest bathroom, & at 1st floor the living room with balcony overlooking the street.
- The report highlights the need to maximise daylighting as the house is essentially single aspect with southerly orientation. The report recommended the bedrooms be placed at basement level & the kitchen/dining at ground floor & the principal living area at 1st floor for best daylighting.
- Camden Council's housing standard is 70.0 sqm net internal floor area for a 2-bed house. The proposed design provides 78.0 sqm net internal area so complies with this standard.

8) Amenity of Surrounding Occupiers

- The proximity of some end windows in the single storey annex to 22d Lady Margaret Road is noted in the pre-application report. A 3D daylight calculation drawing has been carried out which shows that the new proposal does not reduce the existing daylight to these windows.
- Any potential overshadowing from the new building is masked by that from the existing high perimeter garden walls & the existing tree & hedging which is to be retained in the new design. See separate Architect's study using appropriate 3D model & software.
- The report states that the high-level window in the upper storey side elevation was acceptable as it doesn't have direct views over the neighbouring gardens & is incorporated into the new design.

9) Basement Considerations

- The design for the basement will need to comply with the Camden Council's Policy A5 criteria for basements; the new design is compliant.
- A full Basement Impact Assessment (BIA) has been carried out by specialist consultant Croft Engineering in association with Cambell Reith, Camden council's assessment consultants to showing compliance with the structural requirements for basements in the borough The Impact Assessment is based on trial pits & ground condition assessment carried out in June 2019. See separate BIA Report included as part of this planning application submission.

10) Transportation & Parking Considerations

- 2 cycle parking spaces are provided in the new design which is considered acceptable.
- All new build housing in Camden specifically limit on-street parking & a S106 agreement as part of the consent will not allow parking permits to be provided for the occupiers of the new house.
- A detailed Construction Management Plan CMP through a S106 agreement will be produced by the building contractor for the works prior to implementation of the works on site as a condition of the consent.

11) Sustainability

- A sustainability statement by the architect showing compliance with Camden Council policy CC1 is required. See separate Sustainability Statement.
- The Building is to be designed to 'Passivhaus' Standards as BRE Designers guide with high level of fabric insulation & air-tightness throughout to achieve near 'zero carbon' standard. Overheating from the south facing windows will be controlled by high performance glazed windows & the shading effect at the lower floors by the perimeter screen wall to the street. The internal conditions will be controlled by an MVHR ventilation/heat recovery system.

12) Trees

- An existing Birch tree in no.22d Lady Margaret Road immediately next to the site is to be retained & will require root protection measurers specified the Arboricultural consultant.
- An existing tree stump & roots have been found under the garages of a Sycamore tree removed previously under planning consent 2016/5885/T, which will need to be removed as part of the proposed scheme. See separate Arboricultural Report by Wassells Ltd.

13) Community Infrastructure Levy (CIL)

- 2 levies on new developments for all London Boroughs are applied & are dependent on the site location, i.e areas of high social need will have very low possibly nil charges but other areas such as this site, will have a levy for payment on implementation of the works on site. This charge will have to be passed on to any future owner of the site should you wish to sell the site with Planning permission.
- See separate form – Additional Information CIL Form 1.

14) Conclusion

- The officer's pre-application report confirms that the site is suitable for a self-contained residential unit but considered that the pre-application scheme elevations should be redesigned & simplified.
- The new design which is ½ a storey lower with the full basement & has much less impact on the street. It has been redesigned with an all brick façade with simplified a architectural treatment to windows to suit the local character of the immediate area.
- A screen wall to the front lightwell as recommended is incorporated into the new design.

15) Planning Application Information

- Architectural detail drawings at 1:50 scale - Architect
- Design & Access Statement -Architect
- Planning Statement – Architect
- Basement Impact Assessment – Croft Engineering -Specialist Consultant with geotechnical & structural background & knowledge of Camden Council's BIA requirements.
- Arboricultural Report – Tree specialist Consultant Wessells Ltd.
- CIL Liability Form – Architect.
- Sustainability Statement - Architect

3.0 The Pre-Application Report.

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Date: 22/06/2018
 Our ref: 2018/2297/PRE
 Contact: Kristina Smith
 Direct line: 020 7974 4986
 Email: Kristina.smith@camden.gov.uk

By email



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

www.camden.gov.uk/planning

Dear Francis Birch

Re: 1 Dunollie Road, London, NW5 2XN

Thank you for submitting a follow up pre-planning application enquiry for the above property which was received on 11/05/2018 together with the required fee of £3,708.81. A site visit was carried out on Tuesday 5th June.

1. PROPOSAL

The proposal comprises the following:

- Erection of three storey single dwelling house (2-bed) following demolition of existing garages
- Hard and soft landscaping works to front of new building.
- Relocation of entrance gate.

2. SITE DESCRIPTION

The application site refers to a three storey Victorian property on the northern side of Parkhill Road, close to the junction with Lady Margaret Road. Adjoined to the property are two single storey garages which appear to have been constructed in the rear garden of 22 Lady Margaret Road. Originally the garages were shared between 22 Lady Margaret Road and 1 Dunollie Road; however, they are now in the ownership of 1 Dunollie Road although an access gate to 22 Lady Margaret Road remains. To the immediate rear of the garages, the garden of no.24 Lady Margaret Road extends to meet the flank wall of 1 Dunollie Road. The garages is on the same front building line as 1 Dunollie Road. To the front of the garage site is an area of hard standing which is overgrown and detracts from the streetscape. There is no associated vehicle crossover.

The property is located in the Kentish Town Conservation Area. The Kentish Town designates no.1 Dunollie Road as a positive contributor to the conservation area.

3. RELEVANT PLANNING HISTORY

The key relevant planning history is as follows:

PEX0000300 - Erection of a two-storey side extension to existing single family dwelling to provide additional accommodation. **Granted 18/12/2000**

4.3 Pre-Application Report (Continued)

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PEX0100207 - Erection of a three storey side extension to the existing single family dwelling house – **Refused 22/05/2001** on the grounds that: *The proposed three storey side extension by reason of its height, bulk and appearance represents an unduly prominent and obtrusive form of development, detrimental to the existing building and visual amenities of the locality*

4. RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework 2012

The London Plan March 2016

The Draft New London Plan 2017

The Camden Local Plan 2017

Since the previous pre-application enquiry, the Camden Local Plan 2017 has been adopted and fully supersedes the LDF. The policies relevant to the proposals are:

H1 – Maximising housing supply;
H6 – Housing choice and mix;
H7 – Large and small homes;
A1 – Managing the impact of development;
A4 - Noise and vibration
A3 - Biodiversity
A5 - Basement
D1 – Design;
D2 – Heritage;
CC1 – Climate change mitigation;
CC3 – Water and flooding;
CC5 – Waste;
T1 – Prioritising walking, cycling and public transport;
T2 – Parking and Car-free development;
DM1 – Delivery and Monitoring.

The following documents also provide relevant guidance for this proposal:

CPG1 – Design (2018)
CPG2 – Housing (2018)
CPG3 – Sustainability (2018)
CPG Basements (2018)
CPG Biodiversity (2018)
CPG – Amenity (2018)
CPG7 - Transport (2011)
CPG8 - Planning Obligations (2018)

Kentish Town Conservation Area Appraisal and Management Strategy (2011)

Kentish Town Neighbourhood Plan (2017)

5. ASSESSMENT

The planning considerations material to the determination of this application are as follows:

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- Design and Conservation;
- Housing;
- Amenity;
- Basement Considerations;
- Transport;
- Sustainability;
- Trees; and
- CIL.

6. DESIGN AND CONSERVATION

Scale and massing

The principle of increasing the height on the site has been established under a previous consent for a two-storey side extension. The proposed height, which would allow the extension to be read as secondary to the host property, remains acceptable. The lower height would respect the historical development of the streets whereby building groups belonging to different streets are separated.

It is proposed to match the front building line of the terrace, with an additional bulk projecting forward. This has been referred to as a bay window; however, it is considered substantially too bulky and tall to be a bay. There is no objection to a bay feature that projects from the principal building line; however, the bay should respond to the proportions of a true bay as evident on Dunollie Road and surrounding streets i.e. not full height and not the full width of the room it serves.

Detail design

The proposed design bears no relevance to the host building or surrounding neighbourhood in terms of its architectural language. The surrounding area demonstrates consistency in its design with a repetitive, ordered vernacular. The proposed building is overly fussy and comprises features such as Crittal windows and front terrace, which are out of character with the surrounding area. As such, the proposed building would interrupt the rhythm of the streetscape to the detriment of the conservation area.

The building's design must therefore respond to the character of the street and wider Conservation Area. A more simple and elegant building would allow the building to complement its neighbour and prevent it from being visually competitive with its grander and more ornate surroundings.

The front entrance is shown to be raised from street level; however, no other entrances are raised in this way. It is therefore recommended to provide level access and excavate the basement level further to enable the lower ground level to be entirely subterranean.

To allow light into the basement level, a very large lightwell is proposed that would occupy the majority of the front garden area. Having a lightwell of this prominence is unacceptable and out of character with the prevailing streetscape. A suggestion that could enable the proposal to achieve several goals is continuing the brick garden wall of 22 Lady Margaret Road to meet the brick plinth to the left of the front door thus completely concealing the front lightwell in street views, and also help quieten the building's presence in the street.

4.3 Pre-Application Report (continued)

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In terms of materials, the brick should match as closely as possible in terms of brick colour, mortar and pointing to the existing terrace. Large areas of glazing, which have no strong precedent in the surrounding area, are not recommended. Windows should be of more traditional proportions, avoiding a Crittal style which is not characteristic of the surrounding area. Similarly, the Sto' Render is not considered to be a high quality finish, especially for such a prominent location in a conservation area. It is very likely that details of materials will be subject to condition unless adequate detail is provided upfront.

The side and rear elevations are very plain and this largely to do with the fact that no windows can be included for amenity reasons. It is recommended to create some relief on these elevations through brick courses.

Relocation of entrance gate

To reprovide access into the garden of no.22 Lady Margaret Road, it is proposed to relocate the garden gate further along the boundary wall. Subject to the design and materiality of the gate being appropriate to the conservation area, this is acceptable. Please note the gate should be inward opening to prevent disruption to the public footpath.

7. HOUSING

Standard of Residential Accommodation

The Council expects development to provide high quality housing that provides secure, well-lit accommodation with well-designed layouts and rooms in accordance with guidance provided by Policy H6 (housing choice and mix) and CPG2 (Housing). The London Plan 2016 sets out Nationally Described Space Standards which all new dwellings must meet.

The proposed floorspace, which spans over 3 floors is 69.5 sq m which falls short of the 70 sq m required for a 2b3p property. This figure is based on a 2-storey house (no figure is available for 3 storey property) and so the additional staircase would result in further non-habitable floorspace. Due to this, and given the design feedback regarding overly bulky bay feature, consideration should be given to providing a large 1-bed property, perhaps with a small study.

Given the site is surrounded by neighbours' gardens to the north and west and abuts the host property to the east, there is no scope for windows on any elevation but the front. The property would therefore be single aspect. To provide sufficient light and outlook for the kitchen/ living room area at lower ground floor level, a double height gallery feature has been incorporated; however officers still have concerns about the level of light reaching this lower ground floor room, especially given the room is quite deep. To avoid having such a large lightwell and void space, the living room could be provided at ground or first floor level with rooms that need less light in the basement. At planning application stage, sections should be provided to help officers to appreciate the outlook onto the lightwell. An additional rooflight may allow the top floor to receive better levels of daylight.

The Council will require new-build self-contained homes to be accessible and adaptable in accordance with Building Regulation M4(2) which would be secured by condition.

Dwelling Mix

The Council's priority dwelling size is for 2 and 3-bed units which are noted as being very high priority, compared to 1-bed and 4-bed units which are lower priority. The proposal is for

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a 2-bed unit which is supported by policy. Given design comments; however, the proposal may be limited to a 1-bed which would still be acceptable on balance.

8. AMENITY OF SURROUNDING OCCUPIERS

From aerial imagery it is evident there are two windows on the rear elevation of the rear extensions at no's 22 and 24 Lady Margaret Road, which the additional height may have an impact on. It is probable that these windows are not the only windows that serve the room; however, more information on the use of the rooms these neighbouring windows serve would need to be provided at planning application stage to ensure there is no detrimental impact on daylight/ sunlight levels.

The new building may result in some overshadowing of the most eastern section of the garden at certain times of day; however, this is likely to be imperceptible.

A single high level window would be incorporated on the flank elevation. Due to its height of over 2m above Finished Floor Level, it would not allow views to the gardens of no.22 and is therefore acceptable.

9. BASEMENT CONSIDERATIONS

A basement level is proposed which would be located underneath the entire footprint of the new building. The proposal would involve extending it to the rear and creating a lightwell. It would be single storey and set away from the edges of the property. The principle of a basement excavation in this location is considered to be acceptable subject to a satisfactory audit outcome as outlined below.

Policy A5 requires basement development to:

- not comprise of more than one storey;
- not be built under an existing basement;
- not exceed 50% of each garden within the property;
- be less than 1.5 times the footprint of the host building in area;
- extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- not extend into or underneath the garden further than 50% of the depth of the garden;
- be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- avoid the loss of garden space or trees of townscape or amenity value.

From the submitted information, the proposed basement is compliant with policy A5.

The Council will require a Basement Impact Assessment (BIA) to be submitted so that we can properly assess whether any harmful impact will result from the basement excavation. 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.

4.3 Pre-Application Report (Continued)

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

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 here.

10. TRANSPORT AND PARKING CONSIDERATIONS

Cycle Parking

Policy T1 of the Camden Local Plan requires development to provide cycle parking facilities in accordance with the minimum requirements of the London Plan and the design requirements outlined in Camden Planning Guidance CPG7 - Transport.

The London Plan 2016 cycle parking standards (Table 6.3) requires one cycle parking space for units with 1 bedroom and two cycle parking spaces for residential units with more than 1 bedroom.

Cycle storage is shown at ground floor level, accessed via a gate from street level. The location is good; however, the style of storage is not clear. For it to be acceptable, the facility should be either a Sheffield stand or Josta style and should be covered and secure.

Car-parking

Policy T2 of the Camden Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. This includes limiting the availability of both off-street and on-street parking. A section 106 agreement would ensure that no parking permits were granted to occupants of the new dwelling.

Managing the impacts of construction on the surrounding highways network

A construction management plan (CMP) and associated CMP Implementation Support Contribution would be required to be secured by S106 Agreement for the site, in accordance with Policy A1 and Policy T4 of the Camden Local Plan.

Our primary concern is public safety but we also need to ensure that construction traffic does not create (or add to existing) traffic congestion in the local area. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality). The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area.

A detailed draft CMP should be submitted (using the Council's pro-forma) at application stage to help inform consultation responses. Please see CPG7 for more details.

Highways and public realm improvements directly adjacent to the site

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The Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development. The footway directly adjacent to the site is likely to suffer a degree of damage as a direct result of the proposed works. It would therefore be necessary to secure a financial contribution for highway works as a section 106 planning obligation if planning permission is granted. This would ensure that the proposal is compliant with Policy T4.

Some highway licenses may be required to facilitate the proposed works. This might include a temporary parking bay suspension, a skip licence, a hoarding licence, and a scaffolding licence. The applicant would need to obtain such highway licences from the Council prior to commencing work on site.

Local consultation

You are strongly encouraged to engage with the neighbouring occupiers at an early stage in the process, given the likely concerns residents will have with the comings and goings of construction / delivery vehicles. Although the Council advertises the application in the local press and displays site notices, initial consultation may help offset any concerns neighbours have before any application is submitted. You are also advised to contact any local groups, including the Kentish Town Neighbourhood Forum.

11. SUSTAINABILITY

Policy CC1 states that the Council will require development to incorporate sustainable design and construction measures. All developments are expected to reduce their carbon dioxide emissions by following the steps in the energy hierarchy (be lean, be clean and be green) to reduce energy consumption. All minor residential developments (over 1+ unit) are expected to submit a sustainability statement - the detail of which to be commensurate with the scale of the development showing how the development will:

- Implement the sustainable design principles as noted in policy CC1
- Demonstrate that the development is capable of achieving a maximum internal water use of 105 litres per day (plus an additional 5 litres for external water use).

Further information regarding the Council's requirements regarding Climate Change mitigation measures are outlined within CPG3 (Sustainability). Guidance relating to the design of living walls and roofs will be issued alongside these notes.

12. TREES

There is an existing mature tree in the rear garden of 22 Lady Margaret Road in close proximity to the proposed excavation. An arboricultural report including tree protection measures should be submitted with a planning application to demonstrate how the proposed works would not impact on the tree.

13. COMMUNITY INFRASTRUCTURE LEVY (CIL)

You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule

4.3 Pre-Application Report (Continued)

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the CIL charge is £50 per additional sqm and for Camden CIL the site is within Zone C (£500 per sqm for residential). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, and subject to indexation in line with the construction costs index. More information can be found [here](#).

Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

14. CONCLUSION

The principle of developing the site to this height for a self-contained residential unit is considered acceptable. The primary concern relates to the detailed design of the proposed property. The proposed building appears as an incongruous addition to the streetscape that detracts for the character and appearance of the host property and conservation area. Further exploration of the surrounding character is recommended in order to inform a more sensitive design approach.

15. PLANNING APPLICATION INFORMATION

Should you choose to submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Full Planning 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'
- The appropriate fee
- Planning Statement
- Basement Impact Assessment
- Design and Access Statement
- Arboricultural Report
- CIL Liability Form
- Sustainability Statement
- 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. The Council must allow 21 days from the consultation start date for responses to be received. You are strongly advised to contact surrounding occupiers as well as the Kentish Town Conservation Area Advisory Committee to discuss the proposals.

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

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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 Kristina Smith on **020 7974 4986**

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

Yours sincerely,

Kristina Smith

**Planning Officer
Planning Solutions Team**

4.4 Previous Planning Consent.

In December 2000, Planning Consent was granted for a new 2 storey extension on the site. The scheme was not implemented. Whilst planning policy has changed since that time, consent was granted when the area had been designated as a Conservation Area.

The proposed design of the new house takes account of the height of the original 2 storey extension consented scheme of 2000 but with a lower roof parapet line to a non accessible flat roof.

Website Address: planning.camden.gov.uk
Email Address : env.devcon@camden.gov.uk



**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 020 7278 4444
Fax 020 7974 1975

The Crawford Partnership,
Attn. Alan Crawford,
17 Redston Road,
London,
N8 7HL

Application No: PEX0000300/R3
Case File:F12/6/26

18th December 2000

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :
1 Dunollie Road, NW5

Date of Application : 27/10/2000

Proposal :

Erection of a two storey side extension to existing single family dwelling to provide additional accommodation. As shown on drawing Nos 2001/PA001, 002, & 003A.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional conditions:

- 1 The bricks to be used on the extension shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.



INVESTOR IN PEOPLE

Director Mark Gilks BA(Hons),M.Soc.Sc.,MRTP

Website Address: planning.camden.gov.uk
Email Address : env.devcon@camden.gov.uk



**Development Control
Planning Services**
London Borough of Camden
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Argyle Street
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Tel 020 7278 4444
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- 2 New windows shall be of timber construction and painted white.
- 3 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site insofar as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local Planning Authority before any works on site are commenced, and the development shall not be implemented other than in accordance with those details.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1 and EN16 of the London Borough of Camden Unitary Development Plan 2000.
- 2 To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1 and EN16 of the London Borough of Camden Unitary Development Plan 2000.
- 3 To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy EN81 of the London Borough of Camden Unitary Development Plan 2000.

This application was dealt with by Alice Leach on 020 7974 2248.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

M.W. Gilks
Environment Department
(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU



INVESTOR IN PEOPLE

Director Mark Gilks BA(Hons),M.Soc.Sc.,MRTP

- The site is within the Kentish Town Conservation Area & planning policy is outlined in the Kentish Town Conservation Area Appraisal & Management Strategy dated March 2011. This highlights the limited opportunities for new development in the area. It does however state that were there are opportunities, it does state however.....

adopted during construction works to protect any trees on or adjoining the site and justification for any trees to be felled. Further guidance is provided in BS5837:2005 'A guide for trees in relation to construction', or by contacting the Council's Tree Officer on 020 7974 5616.

Whilst applications for new basements & lightwells may be resisted if the proposed development were harmful to the character and appearance of the conservation area. The proposals are of a high quality design sympathetic to the scale and materials of the local architecture. The proposed site is not typical & does not necessarily set a precedent for this type of development which is primarily to prevent basement extensions to existing properties in the area.

However the proposal provides a screen wall to the front lightwell suggested by the Planning Officer in the Pre-application report of June 2018 to mitigate the impact.

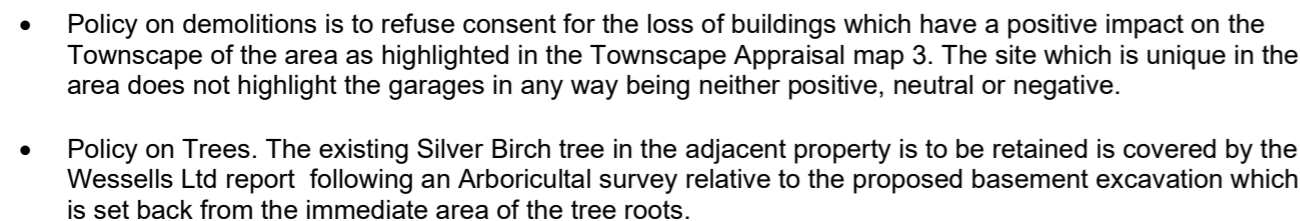
Consultation - Kentish Town Neighbourhood Forum & Immediate neighbours

- Kentish Town Neighbourhood Forum – Ian Grant – general Secretary by email 9th May 2019 – No comment as the project is too small for them to evaluate.
- Bartholomew Estate & Kentish Town Conservation Area – by email 22nd May 2019 – No comment.

- Ben Friedman - 4a Dunollie Road – no comment.
- Artman & Eloise Levander – 22d Lady Margaret Road Ground floor flat –Objection to proposal due to proximity of the construction to their flat as they have small children. They also concerned over the day-lighting impact.
- Nick Jacobs – Flat 1 26 Lady Margaret Road – no objection
- Jess Symonds – Gnd floor flat 26 Lady Margaret Road – no comment
- Mish Cromer & Tom Frederikse – 24 Countess Road – no comment
- Jane Rynne – 2a Dunollie Road – no objection.
- Harry & Hero Angelides – 24 Lady Margaret Road – no comment.

- **Neighbours.**

The response from the immediate neighbours, Artman & Eloise Levander 22d Lady Margaret Road Ground floor flat is the only objection to the proposals received during the consultation process with neighbours. We believe the proposal does not result in any loss of daylighting impact on the flat as demonstrated in the Daylighting study included in the application. On the impact of the construction, this is a small construction project & methods of construction would be used to keep the disturbance & nuisance to the neighbours to a minimum & any construction would be controlled by an agreed Construction Management Plan.



If building or excavation works are proposed to a property in the Conservation Area, consideration should also be given to the existence of trees on or adjacent to a site, including street trees and the required root protection zones of these trees. Where there are trees on or adjacent to the site, including any street trees, an arboriculture report will be required with the submission of a planning application. This should provide a statement in relation to the measures to be

- **Kentish Town Neighbourhood Forum**

The following KTNF design principles for local development in Kentish Town have been fully complied with in the design of the proposed new house;

KTNF POLICY D3: Design Principles

Applications for the development of new and the redevelopment of existing buildings (which may include demolition, alteration, extension or refurbishment) will be supported where they meet the following criteria:

- Proposals must be based on a comprehensive understanding of the site and its context
- Proposals must be well integrated into their surroundings and reinforce and enhance local character, in line with paragraph 64 of the NPPF
- Proposals must identify and draw upon key aspects of character, or design cues from the surrounding area. Appropriate design cues include grain, building form (shape), scale, height and massing, alignment, modulation, architectural detailing, materials, public realm and boundary treatments

Policy CC2 Statement of Neighbour Involvement. The principle here is to ensure developers seek out the views of immediate neighbours **before** a planning application is submitted. This should tease out any potential issues neighbours may have with a particular scheme, allowing the applicant to make any necessary changes before an application is submitted. In our experience this usually results in fewer or even no objections.

4.7 Quantum of Development.

The present gross external area of the property to the perimeter boundaries is 46.35 sqm. The existing built area footprint is 27.93 sqm. & the proposed built area at ground & 1st floor is 60.00 sqm. so an addition of 32.07 sqm in gross external area is envisaged in the proposals. Total net internal area at basement, ground & 1st floors is 76.87 sqm with open space as balcony, front garden & basement lightwell is 17.1 sqm.

4.8 Access & Refuse.

Vehicle Access to the property will be curtailed with access provided for pedestrians & bicycles parking only. A new refuse bin store area for the new house will be provided accessible from the street.

It is proposed that the existing side garden entrance across the present garage forecourt (an informal arrangement) serving the ground floor flat to the neighbouring property 22d Lady Margaret Road is to be repositioned by agreement re-using an existing garden entrance in the present flank garden wall directly off Dunollie Road. The owners will take responsibility for all works associated with this change subject to agreement.

4.9 Conclusion.

The proposal complies with the local development plan & other design directives being a well-designed, high quality new building using a choice of materials respecting the quality of the local & in scale with the immediate environment of its neighbours.

