



**Date:** 05/12/2019  
**Our ref:** 2019/5257/PRE  
**Contact:** Alyce Jeffery  
**Direct line:** 020 7974 3292  
**Email:** [Alyce.Jeffery@camden.gov.uk](mailto:Alyce.Jeffery@camden.gov.uk)

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

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Mr Young,

**Re: 18 Frogal Way London NW3 6XE**

Thank you for submitting a pre-planning application enquiry for the above property, which was received on 14/10/2019 and with payment of £432.69 on the 16/10/2019.

#### **Development Description**

Erection of 2 identical glass extensions to the left and right sides of the existing ground floor extension, involving the building-up of external flank walls to existing terrace.

#### **Assessment**

##### **Design**

The application site is noted to make a positive contribution to the Hampstead Conservation Area. The rear consists of an alternating pattern of balconies and voids. The applicant proposes to infill two high-level terraces with glazed rear extensions.

Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height. Furthermore, extensions should be small in scale and at ground floor level only. Although the proposed extensions would technically be at ground floor level, due to the topography of the site they would read as a third floor extension from the rear of the property.

The proposed glazed extensions to the sides of the existing ground floor extension would alter the mass and proportions of the building. The building is characterised by symmetry and a balance of fills and voids, which would be affected by introducing two new enclosed structures on top of the existing extension (both in relation to the central section of the building and to the overall building).

The solid walls of the proposed extensions would also alter the profile of the building, reducing the legibility of the original building from the side.

The relationship of the proposed extension with the existing eaves has not been resolved, creating an awkward transition from the pitched roof of the main building to the proposed one, resulting in harm to the integrity of the parent building.

The proposal would be contrary to policy, on the grounds that it would introduce glazed extensions at high level and would be less than a storey below eaves. More importantly, it would harm the composition of the host building, to the detriment of the Hampstead Conservation Area. The principal of development in this location is unlikely to be supported.

It is advised to consider alternative locations and/or design approaches for the extensions, for example by testing the relocation the proposal to the centre of the central section of the building or integrating the new structure to the existing roof.

As a note, the proposed Section B is not drawn correctly. As shown in plan, it should cut through the proposed glazed extension at ground floor at through the covered balcony at lower ground level.

**Amenity**

Given there is an existing roof terrace, officers raise no objection to the proposal in terms of loss of privacy, sense of enclosure, loss of daylight/sunlight, light pollution or noise and disturbance.

**Conclusion**

As submitted, the application is likely to be refused on design grounds, however officers suggest exploring alternative design approaches as mentioned above.

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  
Planning Solutions Team

## **Appendix 1:**

### **Relevant Constraints:**

Hampstead Conservation Area

### **Relevant History:**

*The site has a longer planning history, the most recent planning application is listed below;*

**2014/1743/P** - Amendments to planning permission 2009/0603/P dated 06/10/2009 for the excavation of basement level below existing dwellinghouse and approved extension to enlarge the basement for additional ancillary residential accommodation. Amendments include enlargement of basement floor at front; addition of plant rooms; installation of swimming pool; provision of decked garden terrace & alterations to rear garden levels; insertion of doors and windows at basement level; alterations to fenestration; railings & ironworks; and installation of services enclosure (part-retrospective) – **Approved 27/01/2015.**

### **Relevant policies and guidance:**

**National Planning Policy Framework 2019**

**The London Plan March 2016**

#### **Camden Local Plan 2017**

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

#### **Camden Planning Guidance 2018**

CPG Altering and extending your home (2019)

CPG Design (2019)

CPG Amenity (2018)

#### **Hampstead Conservation Area Statement October 2001**

#### **Hampstead Neighbourhood Plan 2018**

DH1 – Design

DH2 – Conservation areas and listed building

### **Planning application information:**

Should you wish to submit a formal application, the following documents should be included with the submission of a full planning application:

- Completed householder planning application form
- The appropriate fee (£206.00)
- Location Plan (scale 1:1250)
- Site Plan (scale 1:200)
- Floor plans and roof plan (scale 1:50) labelled 'existing' and 'proposed'
- Elevations 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 100sq. m).
- Please see the following link to supporting information for planning applications

<https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application/supporting-documentation--requirements-/>

We are legally required to consult on applications with individuals who may be affected by the proposals. We notify neighbours by displaying a notice on or near the site and placing an advert in the local press. We must allow 21 days from the consultation start date for responses to be received. We encourage you to engage with the residents of adjoining properties before any formal submission.

Non-major applications are typically determined under delegated powers. However, if we receive three or more objections from neighbours, or an objection from a local amenity group, the application will be referred to the Members Briefing Panel if officers recommend it for approval. 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.**