



Planning Solutions Team
Planning and Regeneration
 Culture & Environment
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Date: 04/10/2019
Our ref: 2019/4457/PRE
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Auraa Studio
 1A Chalk Farm Parade
 Adelaide Road
 London
 NW3 2BN
By email

www.camden.gov.uk/planning

Dear Raphael,

Re: 105 Priory Road, NW6

Thank you for submitting a pre-planning application enquiry for the above property which was received on 30/08/2019 together with the required fee of £432.69 received on 12/09/2019.

1. Drawings and documents

Existing and proposed drawings and pre-planning statement sent by email on 30/08/2019.

2. Proposal

Erection of side and rear extension following demolition of existing; and creation of new entrance door to Flat 1.

3. Site description

The application property is a two storey late Victorian detached dwelling with converted loft. The building is constructed of gault brick, with a prominently detailed front gable and porch on the west side of Priory Road. There are a number of existing extensions to the roofscape in the form of dormers and glazed conservatory and ground floor rear extensions. The property has been divided into flats.

The building is not listed, but is located within the South Hampstead Conservation Area and is identified as making a positive contribution to the area in the CA statement. The site is also within the Fortune Green and West Hampstead Neighbourhood Area.

4. Relevant planning history

34859 - Change of use and works of conversion to form 5 self-contained flats including the construction of a dormer at the front and rear and the enlargement of 2 existing side dormers. Granted 03/12/1982.

Flat 3 - 2010/3206/P - Erection of a single storey rear extension at ground floor level to existing ground floor residential flat (Class C3). Granted 04/08/2010.

Flat 3 - 2010/1123/P - Erection of a single storey rear extension at ground floor level to existing ground floor residential flat (Class C3). Refused 11/05/2010 for the following reason:

1. The proposed rear extension, by reason of its depth and detailed design would be detrimental to the architectural integrity of the existing building and to the character and appearance of the Conservation Area, contrary to policies B1 (General Design Principles), B3 (Alterations and Extensions) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

5. Relevant policies and guidance

[National Planning Policy Framework 2019](#)

[The London Plan March 2016](#)

[Camden Local Plan 2017](#)

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy D1 Design

Policy D2 Heritage

Policy T1 Prioritising walking, cycling, and public transport

Policy T4 Sustainable movement of goods and materials

[Fortune Green and West Hampstead Neighbourhood Plan 2015](#)

Policy 2: Design & Character

Policy 3: Safeguarding and enhancing Conservation Areas and heritage assets

Policy 18: Trees

[Camden Planning Guidance](#)

CPG Design 2019

CPG Altering and extending your home 2019

CPG Amenity 2018

CPG Biodiversity 2018

CPG Transport 2019

CPG8 (Planning obligations (July 2015, updated March 2018).

[South Hampstead Conservation Area appraisal and management strategy 2011](#)

6. Assessment

The principle planning considerations are considered to be the following:

- Design
- Neighbouring amenity
- Trees and landscaping

7. Design

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan also requires development to be of a high quality of design which maintains the positive contributions to character of existing buildings, and for extensions to be in character and proportion with its context and setting, including the relationship to any adjoining properties.

Camden's Local Plan is supported by CPG documents 'Design' and 'Altering and extending your home' and the South Hampstead Conservation Area Statement.

The proposals involve the demolition of the existing rear single storey flat roofed extension and the adjoining wraparound pitched extension with projecting lean-to. The demolition of these structures would not be resisted as their materials and design are considered to be of limited architectural quality.

The extensions would be replaced with a new rear extension of similar form (with a pitched roof wraparound element with infill flat-roofed extension, but of increased height and depth, and a new adjoining single storey side extension with flat roof. The side extension would sit within the existing side passage, and be slightly set back from the front building line and boundary wall with no.103 to retain access to the garden. The flat roofed extensions would feature rooflights and a sedum roof.

The proposed extensions would be constructed of reclaimed white gault bricks to match the existing materials which is considered acceptable provided they are of an appropriate match to the existing building. The pitched roof would be slightly taller and wider than existing, but of a similar pitch and finished in matching clay tiles to the main roof. New windows would be constructed of timber and painted white to match the existing, whilst the new patio doors to the rear would be aluminium framed.

In terms of the proposed bulk and massing, the rear extensions are considered acceptable. Although fairly large, the proposed development would not be out of keeping with the pattern of development in the local area which is characterised by a variety of rear and side extensions of varying designs. There is no consistency to development in terms of size, design or materials, and as such, the proposed development is considered to preserve the character and appearance of this part of the conservation area. Given the size of the host

building, the single storey extension would remain subordinate and would not overwhelm its proportions or architectural detailing.

As discussed on site, the proposed rear elevation did not appear to be accurate in terms of the height of the pitched roof extension to flat 3, which the extension at flat 1 was matching. Please check this before submission and ensure that the roof ridge of the proposed extension is sufficiently set down from the first floor window sill. It is also recommended that the parapet of the flat roofed infill does not sit higher than the roof eaves of the existing extension to flat 3.

The principle of the side extension is considered acceptable given the existing development within the side return and the fact that the proposed extension would be single storey and would retain the existing gap between the site and no.103. However, it is recommended that the side extension is set further back from the front elevation to sit behind the existing chimney breast to ensure that the side extension remained subordinate and secondary to the host building and did not interfere with the historic front elevation or sense of openness. This should not compromise the scheme as it would be reducing the footprint of the proposed hallway only.

As currently proposed, the join between the flat-roofed side extension and the pitched roof appears unfinished and it is recommended that this element is revised. It may be worth investigating pulling back the pitched roof to reduce its appearance from the streetscene.

The proposed materials are acceptable and would be an improvement on the existing situation. Likewise, the replacement of the existing uPVC window to the rear with timber framed casements is supported. The use of aluminium framed patio doors is acceptable given their location at ground floor level where there would be limited views or impact on the existing character of the building.

8. Neighbouring Amenity

Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.

The proposed extensions would be unlikely to impact neighbouring amenity. There are no side facing windows to no.103 which would be impacted by the side extension and the extensions to the rear would only be slightly larger than existing and as such, would not impact light levels to the existing conservatory to flat 3.

9. Trees and landscaping

Consideration should be given to the existence of trees on or adjacent to the site, including street trees, and the root protection zones needed by these trees. Given the proximity of the proposed extensions to the existing mature trees in the rear garden, an arboricultural report should be submitted as part of any future planning application. This will need to provide information about:

- species, spread, roots and position of trees,
- which trees you are proposing to fell,
- which trees will be affected in any way by the proposed development, and
- the measures that will be used to protect them during construction.

You will need to provide the information in the form of the documents and plans listed below in line with BS5837:2012 (trees in relation to design, demolition and construction):

- a pre-development tree survey
- a tree constraints plan
- an arboricultural impact assessment
- an arboricultural method statement including a tree protection plan.

10. Conclusion

Subject to the suggested revisions, namely, the reduction of footprint of the side extension and the height of the rear flat roofed extensions, the proposed extensions would be considered acceptable in terms of massing, design and materials.

11. Planning application information

If you 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 form
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red
- Floor plans labelled 'existing' and 'proposed'
- Roof plans labelled 'existing' and 'proposed'
- Elevation drawings labelled 'existing' and 'proposed'
- Section drawings labelled 'existing' and 'proposed'
- Design and access statement
- Arboricultural report
- Sample photographs/manufacturer details of proposed brick cladding
- The appropriate fee
- 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 put up a site 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.

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 Laura Hazelton on the number above.

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

Yours sincerely,

Laura Hazelton

Planning Officer
Planning Solutions Team