



**The Provision of a Rear Extension to the Lower Ground Floor
Residential Unit**

83 St Augustine's Road, London, NW1 9RR

1. Introduction

- 1.1 Urban Planning Practice have been instructed by the applicant, Aryeh Moore, to apply for planning permission at 83 St Augustine's Road. The proposal seeks to provide a rear extension to the existing lower ground floor residential unit.

2. The Site and Surroundings

- 2.1 The application site is a five-storey terrace house, comprising lower & upper ground, first, second and loft floors. Currently, the lower ground floor level comprises of a kitchen, dining room, two bedrooms and a bathroom. The property is located in a predominately residential area where properties range from four to five stories in height. As the crow flies, the application site is located between Camden Road Overground Station and Caledonian Road Underground Station.
- 2.2 St Augustine's Road sits within the Camden Square Conservation Area, between York Way and Camden Square. The application site is located outside of the Green Belt and any Area of Outstanding Natural Beauty (AONB). The site is located within Flood Zone One which has a low probability of flooding. The property is not a listed building nor are there any in the immediate surrounding area. The site has a Public Transport Accessibility Level (PTAL) of 1b which is considered 'Very Poor'.

3. The Proposal

- 3.1 The proposal seeks to provide a rear extension the existing lower ground floor residential unit. The property in its current form consists of a kitchen, dining room, two bedrooms and a bathroom. The proposed extension to the property will allow for the internal redevelopment of the flat to include a living/kitchen/dining area whilst retaining the two bedrooms and bathroom.
- 3.2 The proposal would provide a good standard of internal amenity space for future occupiers which would exceed the minimum guidance set out in the Department for Communities and Local Government (DCLG) Technical Housing Standards.

4. Planning Policy

4.1 The local development framework (LDF) for the area consists of:

- London Plan (2016)
- Camden Local Plan (2017)

National Planning Policy Framework (NPPF)

- 4.2 The National Planning Policy Framework (NPPF) was published on 19th February 2019. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.
- 4.3 Section 5 of the NPPF provides guidance in relation to Delivering a Sufficient Supply of Homes, with Paragraph 59 stating that *“to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”*.
- 4.4 The NPPF states that *“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities ... being clear about design expectations, and how these will be tested, is essential for achieving this”*. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.
- 4.5 Paragraph 117 states that *“planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land”*.
- 4.6 The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

London Plan (2016)

- 4.7 The London Plan is currently under review. Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the adopted London Plan (2016). The current, relevant planning policies are:
- 4.8 Policy 3.3 – Increasing Housing Supply; *“The Mayor recognises the pressing need for more homes in London to order to promote opportunity and to provide a real choice for all Londoners in way that meet their needs at a price they can afford. An annual average of 42,000 net additional homes are to be provided across London during the plan period (Barnet’s minimum ten-year target is 23,489 units)”*.
- 4.9 Policy 3.5 – Quality and Design of Housing Developments; *“Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London’s residential environment and attractiveness as a place to live”*.
- 4.10 Policy 3.8 – Housing Choice; *“Londoners should have a genuine choice of homes that they can afford, and which meet their requirements for different sizes and types of dwellings in the highest quality environments”*.
- 4.11 Policy 5.3 – Sustainable Design and Construction; *“The highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime”*.
- 4.12 Policy 5.12 – Flood Risk Management; *“The Mayor will work with all relevant agencies including the Environment Agency to address current and future flood issues and minimise risks in a sustainable and cost-effective way”*.
- 4.13 Policy 6.9 – Cycling; *“The Mayor will work with all relevant partners to bring about a significant increase in cycling in London, so that it accounts for at least 5 per cent of modal share by 2026”*.
- 4.14 Policy 6.13 – Parking; *“The Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use”*.
- 4.15 Policy 7.4 – Local Character; *“Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area’s visual or physical connection with natural features. In areas of poor or*

ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area”.

- 4.16 Policy 7.6 – Architecture; *“Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context”.*

Draft London Plan

- 4.17 5.22 Policy H1 - Increasing Housing Supply; *“Table 4.1 sets the ten-year targets for net housing completions which each local planning authority should plan for. Boroughs must include these targets in their Development Plan documents” (Westminster’s ten-year target is 10,100 completions).*
- 4.18 5.23 Policy H2 - Small Sites and Small Housing Developments; *“Small sites (below 0.25 hectares in size) should play a much greater role in housing delivery to achieve the ten-year housing targets set out in Policy H1 Increasing housing supply. Boroughs should pro-actively support well designed new homes on small sites through both planning decisions and plan making in order to:*
- 1) Significantly increase the contribution of small sites to meeting London’s housing needs*
 - 2) Diversify the sources, locations, type and mix of housing supply*
 - 3) Support small and medium-sized housebuilders”.*

Camden Local Plan (2017)

- 4.19 Policy H3 - Protecting Existing Homes; *“The Council will aim to ensure that existing housing continues to meet the needs of existing and future households by:*
- *Resisting development that would involve a net loss of residential floorspace, including any residential floorspace provided;*
 - *Within hostels or other housing with shared facilities; or*
 - *As an ancillary element of another use, wherever the development involves changing the main use or separating the housing floorspace from the main use;*
 - *Protecting housing from permanent conversion to short-stay accommodation intended for occupation for periods of less than 90 days;*
 - *Resisting development that would involve the net loss of two or more homes (from individual or cumulative proposals), unless they:*

- *Create large homes in a part of the borough with a relatively low proportion of large dwellings;*
- *Enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed; or*
- *Enable sub-standard units to be enlarged to meet residential space standards”.*

4.20 Policy A5 - Basements; *“The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:*

- *Neighbouring properties;*
- *The structural, ground, or water conditions of the area;*
- *The character and amenity of the area;*
- *The architectural character of the building; and*
- *The significance of heritage assets.*

In determining proposals for basements and other underground development, the Council will require an assessment of the scheme’s impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate, a Basement Construction Plan.

The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

- *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.*

The Council will require applicants to demonstrate that proposals for basements:

- *Do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 ‘very slight’;*

- *Avoid adversely affecting drainage and run-off or causing other damage to the water environment;*
- *Avoid cumulative impacts;*
- *Do not harm the amenity of neighbours;*
- *Provide satisfactory landscaping, including adequate soil depth;*
- *Do not harm the appearance or setting of the property or the established character of the surrounding area;*
- *Protect important archaeological remains; and*
- *Do not prejudice the ability of the garden to support trees where they are part of the character of the area.*

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. We will generally require a Construction Management Plan for basement developments. Given the complex nature of basement development, the Council encourages developers to offer security for expenses for basement development to adjoining neighbours.

4.21 Policy D1 - Design; *"The Council will seek to secure high quality design in development. The Council will require that development:*

- *Respects local context and character;*
- *Preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- *Is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- *Is of sustainable and durable construction and adaptable to different activities and land uses;*
- *Comprises details and materials that are of high quality and complement the local character; Integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- *Is inclusive and accessible for all;*
- *Promotes health;*
- *Is secure and designed to minimise crime and antisocial behaviour;*
- *Responds to natural features and preserves gardens and other open space;*

- *Incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping;*
- *Incorporates outdoor amenity space;*
- *Preserves strategic and local views;*
- *For housing, provides a high standard of accommodation;*
- *Carefully integrates building services equipment.*

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”.

5. Heritage Assessment

- 5.1 The site, as detailed above, is located within the Camden Square Conservation Area which was designated in October 1974. It included Camden Square, and Rochester Square bordered by Camden Road to the north west, the gardens backing the rear of Camden Park Road to the north east, Agar Grove to the south east, and Rochester Square to the south west.
- 5.2 Camden Square Conservation Area is a primarily nineteenth century inner London suburb. It is a planned development, in a gridded street layout running parallel to and perpendicular from Camden Road, and the layout is focused around Camden Square.

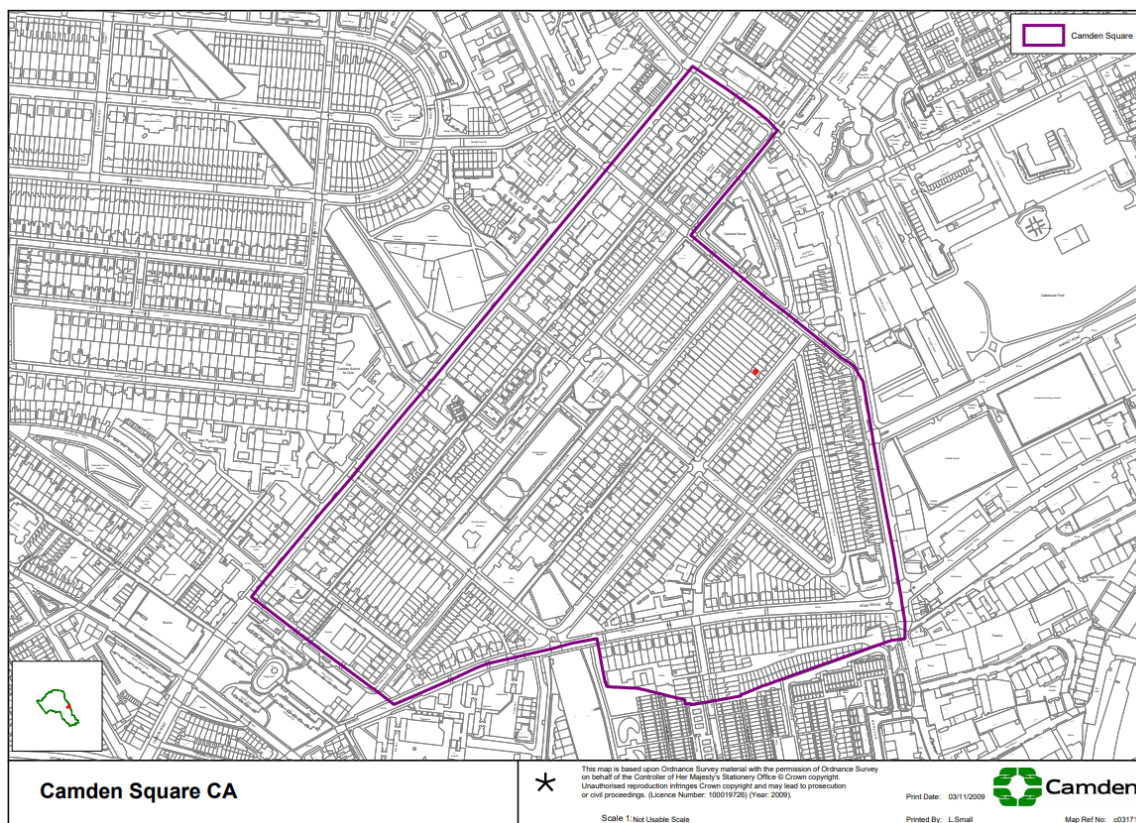


Figure One - A Map of the Camden Square Conservation Area, with the Site Highlighted in Red.

- 5.3 St Augustine's Road has an apparently consistent arrangement of set-back grander houses. On closer inspection there is a subtle change in character starting from the south, as it was built chronologically with larger plots, stucco and pediments, progressing to stucco or a mix of brick over stuccoed ground and lower floors, to the smaller terraced houses at the northern end. This is all consistent with the overall pattern and evolution of the Estate, as it grew north east. The south west end of the road has two large vacant sites.

Planning Policy

- 5.4 Policy D2 - Heritage; *“The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets ... Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:*
- *Require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
 - *Resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
 - *Resist development outside of a conservation area that causes harm to the character or appearance of that conservation area;*
 - *Preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden’s architectural heritage”.*

Policy Consideration

- 5.5 The proposed development seeks to provide an extension to the existing lower ground floor flat at the property. In accordance with the conditions of Policy D2, the proposal is considered to enhance the character and appearance of the area. Furthermore, the proposal preserves the garden spaces which contribute to the aforementioned character and appearance of the conservation area.
- 5.6 In addition to the above, upon review of the planning history of the immediate area, a development similar to that which we are proposing was approved at No.81 St Augustine’s Road (Ref. 2018/4411/P). This demonstrates that the LPA have previously considered that an extension of this nature was considered acceptable and in turn, should review our proposal in a positive light, given that development of this nature has been approved at the neighbouring property.

6. Policy Considerations

Principle of Development

- 6.1 The proposal seeks to provide a rear extension measuring 3.74 metres in depth to the existing lower ground floor residential unit. The property in its current form consists of a kitchen, dining room, two bedrooms and a bathroom. The proposed extension to the property will allow for the internal reconfiguration of the flat to include a living/kitchen/dining area whilst retaining the two bedrooms and bathroom.
- 6.2 Policy A5 relating to basement development denotes that the Council will only permit basement development where a development demonstrates that the proposal would not cause harm to a number of conditions. The proposed extension to the lower ground floor is not considered to harm either of the neighbouring properties. Given that there is already an existing lower ground floor to the building, the extension is not considered to impact to the structural, ground or water conditions of the area. Furthermore, given that the lower ground floor development is existing, as well as there being examples in the immediate surrounding area, the development is not considered to impact upon the character and amenity of the area. Finally, the architectural character of the building will be maintained as part of this development. Based on these conditions, it is considered that the development complies with Policy A5 of the Local Plan.
- 6.3 The proposal for the development does not seek to extend any further than the adjoining property at No.81 St Augustine's Road. The neighbouring property has previously been granted (14 May 2019) approval for the 'erection of rear and side extension at lower ground floor level ...' (Ref. 2018/4411/P). Given that the adjoining property has previously gained approval for the same form of development which we are seeking to achieve, it is considered that the LPA should positively consider our development.

Design

- 6.4 The proposed development has been sensitively designed to ensure that it remains in keeping with the existing residential properties located in the immediate surrounding area. The proposed design seeks to provide a high-quality, modern development which will enhance the existing character and appearance of the area.
- 6.5 The design of the basement, in accordance with Policy A5, must have a minimal impact on, and be subordinate to, the host building and property whilst meeting a number of conditions. The proposal is no more than one storey and is not being built under an existing basement. The development does not extend into the garden by more than 50% and avoids the loss of garden

space of amenity value. It is therefore considered that the development accords with the design conditions of Policy A5.

- 6.6 It is considered that the proposed extension to the property will help to improve the standard of architecture in this area in turn, make a positive contribution to the surrounding area. The approach to the proposed extension is that they should be subservient additions to the host building. It is considered that the proposed extension to the property do not dominate the architectural integrity of the host building; If anything, they will improve the overall quality of the building.

Neighbouring Amenity

- 6.7 As part of any development, it is important to ensure development proposals would not have an adverse impact on neighbouring amenity with regards to light, outlook or increased sense of enclosure.
- 6.8 In terms of the impact on the adjoining properties, the proposed development seeks to extend the existing lower ground floor by 3.74 metres, as demonstrated by Figure 2 (below). The proposed extension does not extend beyond the lower ground floor of the adjoining property at No.81 and therefore, no additional impact will be afforded to the neighbouring property to the west.

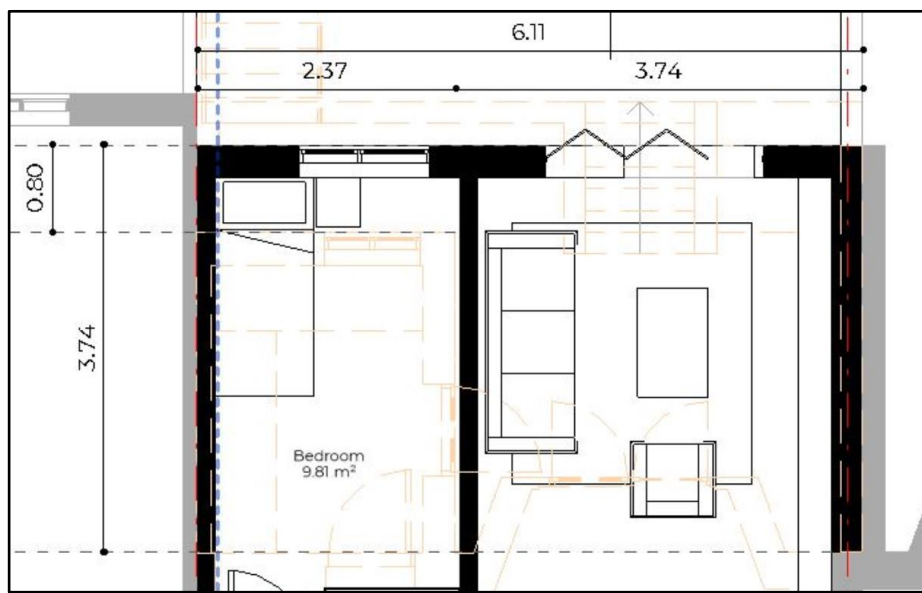


Figure 2 - The Proposed Lower Ground Floor Extension to 83 St Augustine's Road

- 6.9 In regards to the property at No.85, the proposed extension to the lower ground floor is not considered to impact upon the outlook of the neighbouring property. Although the development extends 3.74 metres from the rear wall, access to outlook, including daylight, would not be significantly reduced based on the existing provision. The existing fencing will not be removed and will provide further safeguarding. Furthermore, upon review of the site photographs and satellite imaging, no.85 has installed a canopy which is estimated to be at the same depth of the proposed extension and therefore, the development would not have a greater impact on the property.



Figure 3 - A Photograph facing No.85 showing the Existing Canopy

Residential Amenity

- 6.10 The LDF for the area sets out the minimum space requirements for residential units. The proposal seeks to extend the existing floor space from 58 square metres to 71 square metres, an increase of 13 square metres. This ensures that the development exceeds the minimum internal space standard for a two-bedroom, three-person unit (61 sqm). This would provide a good standard of internal amenity space for future occupiers in accordance with the Technical Housing Standards and CH5 of the local plan. The extended residential unit will provide additional natural light, ventilation as well as outlook to future occupiers.

7. Conclusion

- 7.1 It is considered that the existing self-contained flat fails to maximise the potential of the application site. The proposed development will allow for the quality of development to improve which would provide a good level of amenity for any future occupiers, without prejudicing the amenity of existing neighbouring occupiers.
- 7.2 The residential unit has been designed to ensure they are fully compliant with national, regional and local policy requirements and would not compromise the living standards of the existing neighbouring occupiers. It is therefore considered that the proposal is compliant with national, regional and local policies.