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Planning Solutions Team
Planning and Regeneration
 Culture & Environment
 Directorate
 London Borough of Camden
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Dear Dr Tobias Arkenau,

www.camden.gov.uk/planning

Re: Garden Flat, 31 Belsize Park, London, NW3 4DX

Thank you for submitting a pre-planning application enquiry for the above property, which was received on 07/12/2019, with payment of £432.69 on the 02/01/2020. I write following our meeting at the property on 28/01/2020.

Development Description

Erection of single storey rear extension at lower ground. The applicant has submitted two design options for officers to review.

Assessment

Design & Amenity

- A number of properties along Belsize Park benefit from rear extensions, in particular the adjoining property at no. 33.
- The proposed rear extension would measure 5.9m in depth, 3.3m in width and 2.9m in height.
- Officers consider that option 1 would be a more appropriate design owing to the diagonal doorway. Option 2 proposes a projecting squared off doorway which officers are concerned would crowd the adjacent bay window and clutter the rear elevation. The diagonal doorway would present a more sympathetic and respectful design to the bay window.
- The proposed modern single storey rear extension, owing to its excessive depth, is not considered subordinate. Officers suggest reducing the depth of the extension down to 5m in order to achieve a more sympathetic addition to the host building. No objections are raised regarding the width or height of the extension.
- The extension would feature a green roof which is strongly encouraged by officers. Please note further details and a maintenance plan for the green roof would be required at formal submission stage.
- The applicant has not provided a detailed list or annotations of proposed materials, however it appears from the black and white photos provided, that the extension would be constructed with brickwork to match the host building, and would feature modern Crittal style windows and doors. Subject to further clarification and detailed design, officers consider that the design and materials would be of a high quality and a sensitive contrast to the host building.
- The drawing package provided in support of the pre-application submission does not include section drawings or a roof plan, both of which are required in any future formal submission.
- Owing to the siting, existing boundary treatment and nature of the proposed works, officers do not have concerns regarding the amenity of neighbouring occupants.

Trees

The existing tree located along the shared boundary with no. 33 was discussed on site, further details are required on the type and size of said tree. Given the tree is located in close proximity to the proposed extension, a tree survey (and if required, an Arboricultural Impact Assessment) should be submitted in support of a full application to demonstrate the tree would not be harmed during or

post construction. Officers encourage you to submit a tree survey and if required, a tree protection plan at application stage, otherwise these would be secured by condition. Consideration should be given to the type of foundation that would be required to avoid damage to the roots of the tree and the installation/route of any services in the root protection area. Reference should be made to BS5837:2012.

Recommendations

The principle of development and the proposed materials are considered acceptable, however the depth of the extension is considered excessive and would not be supported by officers at formal application stage. Please reduce the depth of the proposed rear extension, a maximum depth of 5m would be considered acceptable.

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:**

Belsize Park Conservation Area

Relevant policies and guidance:

National Planning Policy Framework (2019)

The London Plan March (2016)

Camden Local Plan (2017)

G1 - Delivery and location of growth
 A1 - Managing the impact of development
 A3 - Biodiversity
 D1 - Design
 D2 - Heritage

Camden Planning Guidance

CPG Altering and extending your home (2019)
 CPG Design (2019)
 CPG Amenity (2018)

Belsize Park Area Statement 2003**Planning application information:**

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

- Completed Full Planning application form with the associated fee of £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).
- Green Roof Maintenance Plan
- Tree Survey
- 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.