



Planning Solutions Team
Planning and Regeneration
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Date: 14/08/2020

Our ref: 2020/2391/PRE

Contact: Nora-Andreea Constantinescu

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Dear Aleksander Mjakonkih,

Re: Flat B, 9 Bartholomew Road, NW5 2AH

Thank you for submitting a pre-planning application enquiry for the above property which was received on 28/05/2020 together with payment of £441.34 received on 25/06/2020. The advice below follows-up the advice provided at the pre-application video call on 07/07/2020.

1. Development Description

The proposed development includes three options:

- Option 1: Two cantilevered 1st floor extensions with two Juliette balconies.
- Option 2: New 1st floor balcony with external rear staircase to garden; new cantilevered 1st floor rear extension on adjacent projecting wing.
- Option 3: New 1st floor balcony with external rear staircase to garden; new 1st floor balcony on adjacent projecting wing.

2. Planning History

2.1 Previous relevant records at the application site:

G12/16/14/5853 - Conversion into two 2-roomed flats and one 4-roomed maisonette. – **Granted 18/10/1968**

3. Site description

3.1 The application building is a four storey building, divided into 3 flats, located on the southern side of Bartholomew Road. The application site only relates to first floor flat which benefits from rear garden space, accessed along the side of the building.

3.2 The site lies within Bartholomew Estate Conservation area and Kentish Town Neighbourhood Plan area.

4. Assessment

4.1 The main issues for consideration are:

- Design and Heritage
- Impact on amenity

Design and Heritage

Option 1

- 4.2 The proposal includes two modest extensions at first floor level. The extensions would be subordinate in scale to the host building which would preserve the appearance of the rear elevation. The row of properties along this road appear to have a variety of rear extensions and the proposal should not seriously harm the character and appearance of the host property and conservation area. However, the cantilevered nature of these extensions is unusual and you should consider extending them down to ground floor level, at least for the one adjoining the blank facade of the existing rear wing.
- 4.3 The proposed double doors, one with fanlight above, and railings for Juliette balcony would be out of character with the existing rear elevation and wider area. You are advised to consider installation of windows which relate to the existing ones, in terms of dimensions, type of fenestration and frames.
- 4.4 In terms of materials you are advised that the extensions should match the existing brickwork detailing and texture. Brick-slips would not be supported due to their poor quality, lack of resilience and durability.
- 4.5 In the event of a future planning application, Option 1 would be considered acceptable subject to the above elements being addressed.

Option 2

- 4.6 The proposal includes a first floor extension, adjacent balcony with metal railings and metal staircase to the garden. It is considered that balconies at first floor level served by external staircase are not part of the character of the host building and wider area. The expanse of railings would result in additional clutter to the rear elevation which would harm the appearance of the rear elevation. Furthermore, the double doors with fanlight above would be out of character with the host building and wider area. You are advised that this option would not be supported in the event of future planning application.

Option 3

- 4.7 The proposal includes two balconies at first floor level with metal railings, and metal staircase for access to the garden. The expanse of metal and railings at first floor level would be out of character with the host building and wider area. The proposed double doors with fanlight above, would also be an alien alteration for the building and its pair, which would harm the appearance of the rear elevation. You are advised that this option would not be supported in the event of a future planning application.

Amenity

Option 1

- 4.8 In relation to the impact on amenity, the proposal would include a first floor extension above a window serving the flat below. It is important to understand what room that

window serves in order to appreciate the impact, so please include this information in the event of a future planning application. You should support your proposal with an indicative Daylight and Sunlight Assessment which shows how this window will be overshadowed as there are concerns about loss of light and outlook to this habitable room window. However the adjoining window of the neighbouring property at no.7 is unlikely to be harmed due to its distance from the proposal and the latter's 1.2m deep projection.

Option 2

- 4.9 The proposed staircase would extend along the boundary with the neighbouring building at no. 7. It is noted that there is a mature tree in the garden of no. 7. Whilst this offers some level of screening, it is considered that the new balcony and external staircase could contribute to harmful level of overlooking to both the rear windows and private rear garden areas. You are advised that this option would not be supported in the event of a future planning application. The same issues regarding impact on light to the window below apply here as with Option 1 above.

Option 3

- 4.10 Similar with option 2, the proposed external staircase along the boundary with no. 7 would result in harmful overlooking which would not be acceptable.

5. Recommendations

5.1 It is advised that the following considerations should be addressed as part of Option 1, prior to the submission of a future planning application:

- Fenestration and window detailing should relate to the existing windows.
- Materials proposed should match existing, with brickwork of texture and detailing to match the existing one.

Please see appendix 1 for supplementary information and relevant policies.

If you have any queries about the above letter or the attached document please do not hesitate to contact Nora Constantinescu (0207 974 5758)

Thank you for using Camden's pre-application advice service; I trust this is of assistance in progressing your proposal.

Yours sincerely,

Nora Constantinescu

Planning Officer
Planning Solutions Team

Appendix 1:

Relevant Constraints:

Bartholomew Estate Conservation Area

Kentish Town Neighbourhood Plan

Relevant policies and guidance:

National Planning Policy Framework 2019

The London Plan (2016) – 2019

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Supplementary Guidance 2018-2019

CPG – Design

CPG – Amenity

Planning application information:

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

- Completed full planning application form
- The appropriate fee
- Location Plan (scale 1:1250)
- Site Plan (scale 1:200)
- Floor plans (scale 1:100) labelled 'existing' and 'proposed'
- Elevations and sections (scale 1:100) labelled 'existing' and 'proposed'
- Design and Access Statement

Please see the following link to supporting information for planning applications

<https://beta.camden.gov.uk/planning-statements-and-additional-supporting-information?inheritRedirect=true>

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 23 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.