



Planning
London Borough of Camden 2nd Floor,
5 Pancras Square, Town Hall,
Judd Street,
London,
WC1H 9JE

Date: 8 April 2021



Dear Sir or Madam

5A Burghley Road: Full planning application for extension and fenestration alterations

On behalf of the applicant, Ollie Zamek, please find enclosed a planning application for the proposed extension and fenestration alterations to 5a Burghley Road, Kentish Town, NW5 1UD.

This application has been submitted via Planning Portal (reference: PP-09642172) and comprises the following documents:

- Covering Letter;
- Application Form;
- Certificate B;
- CIL Additional Information Form; and
- Location Plan/Block Plan (2005A(PLA)001);
- Existing LGF& GF (2005A(PLA)100);
- Existing Rear Elevation & Rear garden images (2005A(PLA)200);
- Existing Sections A&B (2005A(PLA)300);
- Proposed LGF& GF (2005A(PLA)110);
- Proposed Rear Elevation (2005A(PLA)210
- Proposed Sections A&B (2005A(PLA)310)

Payment of the requisite application fee of £206.00 has been made via telephone transfer.

Application Site and Surroundings

5A Burghley Road is a lower ground floor flat, which is located within 5 Burghley Road, a four-storey property which has been converted into a several self-contained flats. 5 Burghley Road is centrally located within a small row of terraced properties. There are five properties within the terrace, many of which seem to have been sub-divided to create self-contained flats.

Most of the flats within 5 Burghley Road utilise a single shared access point from the principle elevation. 5A and 5B have a shared access to the garden space at lower ground floor level. Part of the rear garden associated with the property is within the demise of the lower ground floor unit, as is shown in Existing Site



Plan (reference: 2005A(PLA)100). This privately-owned space associated with the lower ground floor is currently occupied by a hardstanding and garden space.

The properties along Burghley Road and the adjacent Evangelist Road are of a similar nature, and the pattern of development is broadly consistent, with a mixture of short terrace rows and semi-detached properties as are the materials used in the principle elevational finishes. To the rear, the properties have been subject to various degrees of alterations.

The site is bounded by Highgate Road to the west. There are several terraces located along Highgate Street, most of which are over four storeys. No. 44 to 56 Highgate Street effectively enclose the rear gardens of 1 – 7 Burghley Road. The rear elevations and roof spaces (where dormers have been inserted) of 44 to 56 Highgate Street have outward views into the gardens associated with 1 – 7 Burghley Road, and into Evangelist Road.

While many areas within Camden are of significant heritage value and are statutorily listed, the site is not within a defined Conservation Area, nor are the buildings in proximity considered to have historic value. Historic England's online register suggests that the closest heritage assets are No 64 and 66 Highgate Street (and their attached railings), both are Grade II listed buildings and are located to the north west of the site.

Planning History

No applications which relate to 5A Burghley Road are published online by Camden Council's Planning Register. There are, however, several applications in the immediate area which are comparable to our proposal. These have been set out in the below table.

Table 1 Planning History - Burghley Road

Address	Reference	Description of Development	Date of Approval
3 Burghley Road	2015/7071/P	<i>Enlargement of a rear balcony at ground floor rear and installation of doors at lower ground floor rear.</i>	23/3/16
11 Burghley Road	2019/0110/P	<i>Certificate of Lawfulness (Proposed), Erection of single storey rear extension at lower ground floor level</i>	31/1/19
32 Burghley Road	2016/4095/P	<i>Erection of rear extension at lower ground and upper floor levels, incorporating a terrace at upper ground floor (Class C3).</i>	3/10/16
44 Burghley Road	2012/5563/P	<i>Erection of a single storey rear extension at lower ground floor level to dwellinghouse (Class C3).</i>	13/12/12
57 Burghley Road	2020/1888/P	<i>Installation of a first floor rear roof terrace with associated balustrade and privacy screen and replacement of first floor rear window with double doors, in conjunction with works granted planning permission dated 3.3.20 ref. 2019/6398/P, namely erection of a rear and side ground floor extension and replacement of roof tiles.</i>	2/12/20
71 Burghley Road	2011/0753/P	<i>Erection of a single storey rear extension at ground floor level with associated rooflights and installation of bay window on rear elevation of the dwelling house.</i>	16/2/11
76 Burghley Road	2013/0403/P	<i>Extension and alterations to existing dwelling house (C3) to include the erection of a single storey rear extension at lower ground floor level and creation of front lightwell with new bay window at basement level.</i>	28/3/13
Flat A, 86 Burghley Road	2017/3254/P	<i>Replacement of rear ground floor window with double doors, and erection of a rear terrace with stairs to garden level.</i>	25/7/17

The above applications suggest that extensions to existing dwellings and ground floor flats are considered acceptable within the immediate area. We note that the decision notice for the application at 3a Burghley Road (which neighbours the proposal site), recognises that there is an “existing mutual overlooking from the adjacent properties” however the proposal was “not considered to create additional harm to neighbouring privacy above the existing situation” and was subsequently approved.



Proposed Development

This application seeks full planning permission for a modest single storey extension to the lower ground floor flat which will allow for the client to reconfigure the existing flat, providing additional living space and a more efficient layout. The proposal will extend the property by 2.2m in length and will match the width of the existing property. The extension would be over land under the demise of the LG floor flat.

Further ancillary works are also proposed, which includes the laying out of a private patio to the rear of the lower ground floor flat, the remodelling of the rear external staircase from ground floor level to garden level and the installation of privacy screening along the shared boundary wall with 7 Burghley Road.

All the changes proposed are located to the rear of the property, meaning the changes would not be visible from the wider public realm.

Policy Context

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the determination of a planning application must be made in accordance with the development plan unless material considerations indicate otherwise. As such, any review of this site should be undertaken with consideration to the statutory development plan.

The statutory development plan against which all planning decisions will be made against is the Camden Local Plan which was adopted on 3 July 2017.

Statutory Development Plan

The statutory development plan comprises:

- 1 Camden Local Plan (adopted July 2017);
- 2 Kentish Town Neighbourhood Plan (adopted September 2016); and
- 3 The London Plan (adopted March 2021)

The policies in these documents relevant to this planning application are:

Camden Local Plan (July 2017)

- D1: Design;
- H10: Housing with shared facilities

Kentish Town Neighbourhood Plan (September 2016)

- Policy D3: Design Principles

The London Plan (March 2021)

- D3: Optimising site capacity through the design-led approach;
- D4: Delivering good design;
- HC3: Strategic and local views;
- GG2: Making the best use of land;
- GC6: Increasing efficiency and resilience



Emerging Planning Policy

In accordance with Paragraph 48 of the NPPF, the decision-maker may also give weight to relevant policies in emerging plans according to the stage of preparation, number of unresolved objections and consistency with the NPPF.

The LPA recently concluded consultation on the draft 'Site Allocations Plan' on the 27 March 2020. As the Site Allocations Plan is not at an advanced stage, we do not consider that it should be afforded any weight in the determination of this application. In any event, the application is for a small-scale extension to an existing residential unit, and the Allocations Plan would have limited relevance to the proposal.

National Planning Policy Framework and Planning Policy Guidance

The National Planning Policy Framework (NPPF) 2019 and Planning Policy Guidance (PPG) seek to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and PPG are material considerations and have been considered as part of the assessment of these proposals.

Camden Planning Guidance (CPG)

The following locally adopted documents are also material considerations and are also relevant:

- Amenity (January 2021)
- Design (January 2021)

Key Planning Considerations

Visual impact of scheme

The enclosed nature of the rear gardens on this terrace means that there are no outward views of significance from the site. Combined with the minor nature of the proposals, the visual amenity of neighbouring public and private views is not harmed by the proposals.

Amenity of neighbouring properties

The LPA have acknowledged through the proposal at 3a Burghley Road (ref: 2015/7071/P) that there is an existing, mutual overlooking amongst the properties within this particular terrace at Burghley Road. The decision notice states that:

"The balcony would be of a small scale and given the existing mutual overlooking from the adjacent properties the addition of a small balcony is not considered to create additional harm to neighbouring privacy above the existing situation."

The proposal at 5A Burghley Road would not create a balcony, as per its neighbour, but instead create an extended staircase and landing, as such this is not a place to dwell, where privacy might be compromised, but is a transient space. The scheme does not seek to create additional amenity space or living space above lower ground floor level.

Furthermore, the applicant has sought to provide additional mitigation by proposing a 1.8m high wooden privacy screen/fence along the shared boundary to prevent overlooking into 7 Burghley Road, reducing any potential sense of overlooking.



We therefore consider that the scheme complies with Policy D1 (Design) and of Camden Local Plan, the locally adopted Amenity CPG (January 2021). We also consider the scheme to support the policy aims of the London Plan policies outlined above, particularly Policy D3 (optimising site capacity through the design-led approach).

Amenity value for residents

The erection of a single storey extension would have no negative impact for other residents given its location at the lower-ground floor of the building. The modest extension would provide a significant enhancement to the internal space associated with 5A Burghley Road and would improve the amenity afforded to the resident/occupant as it will allow for a more efficient layout and additional living space.

As earlier outlined, part of the rear garden associated with the property is within the demise of the lower ground floor unit. This privately-owned space associated with the lower ground floor is currently occupied by a hardstanding. The proposed patio space will be extended outwards, providing additional space which will be directly accessible from both proposed bedrooms. This will allow for an enhancement to the existing private space and improving accessibility, without having any detrimental impact on the other occupants within 5 Burghley Road.

We therefore consider the proposal complies with Camden Local Plan policies D1 (Design) and H10 (Housing with shared facilities) and the locally adopted Amenity CPG. The development also accords with the London Plan, particularly policies GG2 (Making the best use of land) and GC6 (Increasing efficiency and resilience).

Design qualities of proposed development

The proposed extension will incorporate features to ensure that it replicates the character of the existing rear façade by using white render to reflect the existing design of the lower part of the rear elevation.

Changes are proposed to the fenestration along the rear elevation and we consider these to provide a significant enhancement in comparison to the site currently. The existing fenestration at the lower ground floor are square wooden windows, which have been protected by window security bars and they do not have any design qualities of significance. The proposed fenestration will incorporate doors which will be more comparable to the windows on the upper floors which are more rectangular and are somewhat larger, potentially allowing for more light into the rooms and providing direct access to the private space to the rear.

Given the above, we consider that the proposal complies with Camden Local Plan policies D1 (Design) and the locally adopted Design CPG. The development also accords with the London Plan, particularly policy D4 (Delivering good design).

Conclusion

The application is submitted in parallel with a second application at 5a Burghley Road. The second application is for fenestration changes. The applicant's preference is for the rear extension, and the fenestration changes would only be built out if the Council consider the rear extension to be inappropriate.

We trust that the information provided with this submission is sufficient to demonstrate the acceptability of this proposal. We look forward to receiving confirmation that the application is valid.

Should you have any queries please do not hesitate to contact me or my colleague Owain Nedin.

Yours faithfully

Hasnain Ikram
Planner