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Dear Justin Brown,

Re: 15 Wilmot Place, London, NW1 9JP

Thank you for submitting a pre-planning application enquiry for the above property. The required fee of £406 was received on 06/07/2021.

1. Proposal

The proposal is for:

- Amalgamation of 2 x units into a single dwelling house (Class C3);
- Erection of single storey rear extension at ground floor level; and
- Alterations to rear fenestration and boundary wall.

2. Site description

The application site comprises a three storey semi-detached Victorian property on the southeast side of Wilmot Place at the junction with Rochester Place. It is currently in use as two flats with access from the front door and the other from a side door fronting Rochester Place. The property comprises a rear garden containing two trees (1 x goat willow; 1 x sycamore) with a TPO designation.

The property is located within the Rochester Conservation Area and is designated as making a positive contribution to the wider area. The CA statement describes the immediate context as follows, '*a group of distinctive properties seen across the park. Nos. 4-5 & 6-15 form the earliest development in the Conservation Area which began in Wilmot Place in 1846. Nos. 6-15 are five pairs of semi-detached houses with pediments over central bays*'.

3. Relevant planning history

2018/1557/P - Amalgamation of 1 x 1 bed flat and 1 x 2 bed maisonette to form 1 x 4 bed dwellinghouse (Class C3) including erection of enlarged single storey rear extension at ground floor level and alterations to rear fenestration. **Granted 27-04-2018**

2015/4757/P - Conversion of existing flat and maisonette into a single dwelling house (Class C3) including extension to the rear. **Granted 15-09-2015**

4784 - Conversion into one flat and one maisonette. **Granted 19-01-1968**

4. Relevant policies and guidance

[National Planning Policy Framework 2019](#)

[The London Plan 2021](#)

[Camden Local Plan 2017](#)

H3 Protecting existing homes
A1 Managing the impact of development
D1 Design
D2 Heritage
DM1 Delivery and Monitoring

[Camden Planning Guidance 2021](#)

CPG (Home improvements)
CPG (Housing)
CPG (Sustainability)
CPG (Amenity)

[Rochester Conservation Area Statement \(2003\)](#)

5. Assessment

The planning considerations material to the determination of this application are as follows:

- Land use
- Design and impact on Conservation Area
- Amenity

6. Land use

The proposal would amalgamate two flats, resulting in the loss of one unit. Part (c) of policy H3 resists the loss of two or more homes. In this instance, only one unit would be lost in order to make a larger family home and is therefore compliant with policy. No residential floorspace would be lost overall.

It is noted that planning permission has already been granted twice in recent years for the amalgamation of two units. There have been no relevant changes to policy since the most recent permission in 2018 and the proposal therefore remains acceptable.

7. Design and Conservation

Erection of rear extension

The building currently comprises two modest brick rear extensions. It is noted there is an extant permission for a full width extension that retains the depth established by the existing rear structures, effectively infilling the middle area.

The new extension would replace the existing extensions, with the north east part following the same depth before projecting out further into the garden and tapering towards the boundary wall. In elevation, the extension appears to be formed of two interlocking but distinct elements: a shallower pitched roof element with traditional French doors and a deeper flat roofed element with contemporary large pane glazing. This element would comprise a green roof. The parapet would be embellished with a contemporary soldier course detail. The extension would be built in a matching brickwork to the main house and use a combination of timber and metal framed windows.

The contrast in both character and form between the two elements is considered successful and helps to break up the bulk and massing. The maximum height of 4m is high for a single storey extension but would only be at a single point before sloping down to meet the height of the existing extension. Furthermore, the height avoids crowding or concealing the first floor windows above.

The rear extensions in the surrounding area are of varying scale and form with some properties comprising extensions deeper than the proposed but part-width. Whilst the extension would, in overall massing terms, be large relative to neighbouring examples, the carefully considered form and design overcomes the appearance of excessive bulk and massing and allows for a complementary relationship with both the building and the garden. A good proportion of garden space would be retained.

Other alterations

A new double glazed timber sliding sash would be installed at second floor level which would align with the window position of the window below and match the style of the other second floor rear window. At first floor level, an insensitively altered first floor window of irregular proportion would be replaced with a double glazed timber sliding sash to match the original design. The alterations would be an overall improvement to the rear elevation as viewed from Rochester Place.

On the side elevation, two existing openings on the boundary with Rochester Place would be infilled and a new timber garden gate access created in a contemporary style. These alterations are acceptable and would avoid a detrimental impact on how the property is perceived from the outside.

8. Amenity

The depth of the proposed rear extension along the boundary with no.11 would remain the same. There are no neighbouring properties to the south east where the depth would be increasing. It is therefore considered there would be no adverse impact on the outlook or daylight / sunlight of neighbouring properties.

9. Landscaping, trees and drainage

Policies D1 and CC2 of the Local Plan encourage sustainable urban drainage systems, green roofs and walls and high quality hard and soft landscaping. The green roof is welcomed and will help improve the drainage qualities of the site. You are encouraged to provide as much soft landscaping in the rear garden as possible to further improve

drainage and mitigate the additional built form. Please include landscaping details in your submission.

There are two trees in the rear garden that have a TPO designation and are therefore afforded enhanced protection. To demonstrate that the proposed extension would have no detrimental impact on the trees and their future health, you are advised to submit an Arboricultural report with a planning application.

10. Planning application information

Should you choose to submit a planning application which addresses the outstanding issues detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Full Planning Application
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement
- Arboricultural report
- 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 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. You are advised to contact your neighbours to discuss the proposals.

Non-major applications are typically 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 Kristina Smith on **020 7974 4986**

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

Yours sincerely,

Kristina Smith

**Principal Planning Officer
Planning Solutions Team**