

19th November 2021



Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Anthony Frendo
E: afrendo@savills.com
DL: +44 (0)20 7299 3048

33 Margaret Street
London W1G 0JD
T: +44 (0) 20 7499 8644
savills.com

Dear Sir/Madam,

**FULL PLANNING APPLICATION AT:
18A CAVERSHAM ROAD, LONDON, NW5 2DU**

This letter is submitted in support of a full planning application at 18A Caversham Road for the construction of a single storey rear extension. The Applicant had sought pre-application advice back in July but the Council has yet to provide this advice.

The enclosed existing and proposed plans/drawings and Design & Access Statement by Clive Sall Architecture should be read in conjunction with this supporting statement.

As discussed below, the objective of the proposals is to extend the property with a single storey, subservient addition to enhance the accommodation whilst preserving the appearance of the property and the living conditions of neighbouring residents.

Under the relevant headings below is a description of the site, an overview of the property's relevant planning history, and an assessment of the proposals in the context of the relevant planning policy and other material considerations.

Site & Surroundings

The application site comprises a 4 storey unlisted semi-detached property on the north side of Caversham Road, west of the junction with Hammond Street and east of Wolsey Mews and Kentish Town Road. The building is converted into 4 self-contained flats. This application relates to the ground floor flat only.



Above: Site location

According to the Council's adopted Proposals Map the site is located within the Bartholomew Estate Conservation Area. Whilst the building is not listed it is identified in the Conservation Area Statement (CAS) (2000) as a building which makes a positive contribution to the area.

According to the Environment Agency Flood Map the site is situated within Flood Zone 1 (low probability).

Planning Policy Framework

Section 38(6) of the 2004 Planning & Compulsory Purchase Act requires that determination of any planning application must be in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) (July 2021) is a material consideration.

Camden's Development Plan comprises the Local Plan (2017) and the London Plan (2021). The Local Plan is also supported by a number of supporting planning documents (SPDs), with the most relevant in this instance being the Design SPD (January 2021) and the Bartholomew Estate CAS (2000).

Planning History

According to the Council's online planning register the property has the following planning history records:

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2011/0262/P	Flat A 18 Caversham Road London NW5 2DU	Replacement of door by window on side elevation of access steps of lower ground floor self-contained flat (Class C3).	FINAL DECISION	09-02-2011	Granted
8793171	18 Caversham Road NW5	Prune 2 Lime trees in front garden.	FINAL DECISION	30-07-1987	Agree to pruning of Trees
8693369	18 Caversham Road NW5	Prune 2 trees in front garden.	FINAL DECISION	08-10-1986	Agree to pruning of Trees
8593256	18 Caversham Road NW5	Prune tree in front garden.	FINAL DECISION	07-10-1985	Agree to pruning of Trees
G12/2/2/3392	18 Caversham Road	Conversion into four flats	FINAL DECISION	15-03-1967	Permission

As shown above, the subdivision of the property from a single dwelling to 4 flats was approved in 1967. This still represents the lawful use of the property.

Main Planning Considerations

The main planning considerations for the application proposals are as follows:

1. Design and visual impact
2. Quality of accommodation
3. Amenity

1. Design and visual impact

Policy D1 states that the Council will seek to secure high quality design in development which respects and preserves local context and character.

Policy D2 confirms that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, which includes conservation areas.

These design and conservation principles are underpinned by the Design SPD and the Bartholomew Estate CAS.

The proposed extension is single storey only and subservient to the host property. It is also limited to the rear elevation, which is plainer in appearance when compared to the more detailed and visually interesting front and principal elevation. Nevertheless, the proposed extension respects the rear of the property and by virtue of its single storey height and appropriate 4 metre depth, it does not dominate or compete with the original building which will remain clearly legible, thereby retaining its group value with the surrounding properties.

The proposed material treatment is also sympathetic to the host property and surrounding context. The elevations utilise buff brick to match existing, high quality aluminium glazing frames in dark grey and black cast

iron rain water pipes to match existing. The roof is designed as a green sedum roof to improve thermal efficiency.

In view of the above, the proposed rear extension will preserve the character and appearance of the property and its significance to the Conservation Area. The proposal in this regard complies with policy D1 and D2.

2. Quality of accommodation

Policy A1 states that the Council will seek to protect the quality of life of occupiers and neighbours, and that the Council will grant permission for development unless this causes unacceptable harm to amenity.

The existing flat has a very small, undersized bedroom and a small and cramped kitchen which receives little natural light. The proposed extension will allow the flat to be reconfigured to create more generously sized habitable rooms and open plan living, and will also facilitate the creation of a 3 bedroom family sized dwelling. This will enable the Applicant family to stay in the property and this location, whilst also providing a new family unit for the Council's housing stock. The Local Plan identifies 3 bedroom units in the private market sector as a high priority due to limited supply.

The proposed development will therefore improve the standard of accommodation and create a good quality family dwelling with direct access to a private rear garden. The proposal in this regard complies with policy A1.

3. Amenity

As noted above, policy A1 states that the Council will grant permission for development unless it causes unacceptable harm to amenity.

By reason of its single storey height, the proposed extension will not adversely impact outlook or daylight levels at neighbouring properties and will not give rise to any overlooking. In accordance with policy A1 the living conditions at neighbouring properties will be preserved.

Conclusions

The proposed development is of a minor scale and appropriately designed to preserve the appearance of the host property and Conservation Area. It has also been demonstrated that the proposals will have no adverse impact on neighbouring amenity; it will improve the standard of accommodation for the flat; and create a good quality family sized dwelling for which there is an identified local need.

The proposals are therefore considered to comply with the NPPF and Local Plan policy. The Council is therefore respectfully requested to grant planning permission.

Yours faithfully,

A handwritten signature in black ink, appearing to read "AF", with a stylized flourish extending to the right.

Anthony Frendo BA (Hons) MSc MRTPI
Associate Director
Planning