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Contact: Adam Greenhalgh
Direct line: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk

Planning Solutions Team
Planning and Regeneration
Culture & Environment
Directorate
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

www.camden.gov.uk/planning

Dear Ms Lamche-Brennan,

Re: 19 Heath Drive, NW3 7SL

Thank you for submitting a pre-planning application enquiry for the above property.

1. Proposal

The proposal will demolish the existing single storey rear and part of the side extension (and the existing rear wall/bay window) and the erection of new single storey rear/part side extension.

The proposed replacement single storey rear extension would project the same depth (i.e. 3m) beyond the rear elevation as the existing and it would occupy the same width as the existing rear elevation. It would be flat roofed and 4m in height (with a green roof). It would be angled away from the boundary with the attached property (18 Heath Drive). The extension will be concrete, cast stone or stone with full height frameless windows/doors across the rear elevation.

2. Site description

Nos. 18 and 19 Heath Drive are a pair of semi-detached Edwardian houses, located on the north side of the road. No. 19 is a single family house. The proposals relate to the rear/side elevation of the house and the rear elevations include red/brown clay tiled roofs, rear gables, pitched roof dormers and ground floor bay windows. Both properties have had red brick rear extensions added.

The site is located in the Redington Frogna Conservation Area and the Redington Frogna Neighbourhood. The application property and the immediately neighbouring houses (16 – 20) are noted as being 'positive contributors' to the Conservation Area. They are not listed but there are Listed houses further along Heath drive and on Ferncroft Avenue.

Neighbouring houses on the same side of Heath Drive, which are not identical, have modest single storey rear extensions.

3. Relevant planning history

PW9702964R2 - Change of use from three self-contained flats to a single dwelling house, together with alterations at roof level – granted 27/03/1998

PW9704320 – Alterations to the existing single storey rear extension in connection its use to provide two floors of accommodation, together with the erection of a conservatory – refused 06/11/1997 – appeal dismissed 18/02/1998

4. Relevant policies and guidance

National Planning Policy Framework 2019

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2021

CPG Design

CPG Amenity

CPG Home Improvements

Redington and Frognal Conservation Area Statement (2003)

Sub Area Five

Rear extensions : RF23 & RF24

(Draft) Redfrog Neighbourhood Plan (2020)

SD5: Dwellings: Extensions and Garden Development

SD6: Retention of architectural details in existing buildings

(Note: The Redington Frognal ('Redfrog') Neighbourhood Plan passed the independent examination in December and the Examiner's report is available to read online. Until a final 'referendum version' of the Plan is published, please read the 'submission draft plan' in conjunction with the Examiner's recommended modifications. A neighbourhood plan that has passed examination should be given significant weight in decision making)

5. Assessment

Design policy guidance:

Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Policy SD5 of the Redfrog Neighbourhood Plan requires extensions to existing buildings to complement the character of the original building and context. This includes using either matching materials and roof-form of the existing building, including use of authentic traditional materials, or using contrasting materials, forms and construction, where this would help to maintain the original composition of the building. And the massing, scale and set-back of the extension must ensure that it is subordinate to the main building.

Design/Heritage impact

Officers consider that the proposed flat roofed, full width stone/concrete rear extension, with full height glazing, would represent an unsympathetic addition to the building which would harm the heritage and townscape merits of the building and harm the character and appearance of the Conservation Area.

There is no objection in principle to the depth of the proposal. It is the same depth as the existing extension and the principle of similarly deep single storey rear extensions is well established in the area and would not appear out of character. However, due to its width, and particularly on the west side of the property where there is the existing bay, the proposal would represent an over-dominant addition which would subsume the rear elevation of the host property and detract from the form and style of the building. The extension would harm its appearance and positive contribution to the Conservation Area.

Officers would not support the proposed width and extent of the proposal and there would be a preference for the characteristic bay at the rear to be retained. We would therefore suggest that the extension be reduced in width to allow for the retention of the bay and for the symmetry of the bay windows on the pair to be retained.

In addition to the width and extent of the proposal, the proposed materials and treatment, including contrasting stone or concrete and full height glaze windows across the entire rear elevation would fail to respect the Edwardian character and appearance of the building and would consequently harm the character and appearance of the Conservation Area.

Officers acknowledge that there are contemporary rear extensions on houses on Ferncroft Avenue, off Heath Drive, but the predominant material of these houses/extensions on Heath Drive is brick and it is considered that matching brick would serve to preserve and enhance the Conservation Area in accordance with the above policies and guidance in this case.

A green roof would be supported. It is advised that the following details would be required for it:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Amenity

Policy A1 (Managing the impact of development) of the Camden Local Plan seeks to ensure that the existing residential amenities of neighbouring properties are protected, particularly with regard to visual privacy, outlook, sunlight, daylight, overshadowing and noise levels. CPG Amenity is also relevant.

It is noted that there is a boundary 1.8m high fence between No.18 and the site. Although the extension would project 3m deep and measure 4m high, it is angled off this boundary and the closest window at no.18 to the extension is part of a bay window. The rear gardens are also north facing. It is considered that the impact on loss of light, outlook and a sense of enclosure would likely only be minor and not to the extent that would warrant a reason for refusal. However, a full width extension is not acceptable on character/design grounds as outlined above.

As the proposal would occupy the same site as the existing extension on the other (eastern) side and no new windows would be proposed, it is not considered that there would not be a material impact on No. 20's amenity. The proposal would be 500mm higher than the existing side extension at its nearest point to no. 20 (i.e. 4m in height compared with 3.5m) and there are no significant windows on the ground floor in the side of this property which would be affected.

Conclusion

Officers consider that the proposed single storey rear/side extension, due to its size and detailed design, would cause harm to the heritage and townscape merits of the building and it would fail to preserve or enhance the character and appearance of the Conservation Area. To overcome these concerns it would be necessary to reduce the width of the proposal and to retain the characteristic bay window and the symmetry of the semi-detached pair.

6. Planning application information

If you wish to submit a planning application, please ensure that the following is provided:

- Completed form (Householder planning permission)
- 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
- Photographs of the site
- The appropriate fee

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by putting up a notice on or near the site. We would also

place an advertisement in the local press. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be 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.

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 Adam Greenhalgh on Adam.Greenhalgh@camden.gov.uk.

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

Yours sincerely,

Adam Greenhalgh

Planning Officer
Planning Solutions Team