

Design and Access Statement

31A Falkland Road, London, NW5 2PU



- Erection of an inset balcony on the rear return roof and replacement of second floor rear window with a door.

Applicant:

Richard Owen Esq.,
31A, Falkland Road
London
NW5 2PU

Agent:

Galvin Associates Architects
18, Murray Mews
London
NW1 9RJ

Design & Access Statement

Inset Balcony - 31A, Falkland Road, NW5 2PU
March 2022

Contents

- 1 Introduction**
- 2 Site, Existing Building and Neighbours**
 - 2.1 - Urban context
 - 2.2 - Existing buildings and neighbours
 - 2.3 - Relevant planning history
- 3 Proposed Works and Planning Considerations**
 - 3.1 - Design drivers
 - 3.2 - Precedents
 - 3.3 - Amount, scale, appearance and landscaping
 - 3.4 - Layout and privacy
 - 3.5 - Conversion of existing window to a door
 - 3.6 - Access
- 4 Conclusions**

Appendix

Pre-Application advice letter from Camden council

1_Introduction and References

This Design and Access Statement (DAS) has been prepared in support of the planning application for a new inset balcony at the rear of the maisonette apartment at no. 31A, Falkland Road, Kentish Town, London, NW5 2PU. Since the proposed works will not be visible from Falkland Road, this DAS focuses on the rear / north side of the property.

The maisonette currently has no private exterior space. The aim of this proposal is to remedy this situation by providing a modest balcony, inset into the roof of the existing rear return building. To allow access to the balcony, the adjacent window will be converted to a door.

Please note that, in light of guidance received in a pre-application consultation with the council's planning department (application no. 2021/2631/PRE; see Appendix), the design has been modified considerably. A site visit will confirm that the amended proposal has fully taken into account the council's concerns as expressed in the pre-application advice, in particular:

- The terrace has been reduced in size and redesigned so as to maintain the original profile of the rear addition;
- The enlargement of the window to create a new door opening will not result in the undermining of any hierarchy of openings in the rear of the terrace of which the building on the application site forms part.
- No harmful overlooking will arise from the creation of the terrace, given its location, with views of adjacent properties being severely restricted.
- The guidelines as set out in the Council's supplementary planning guidance note 'Home Improvements (January 2021)' have been followed.

This document should be read in conjunction with the documents listed below which, together with this statement, comprise the application documentation. The application should be considered alongside a recently approved application for other works to the property (application no. 2021/5139/P); the drawings accompanying this application therefore include drawings for these recently approved works

Drawing No.	Drawing Title	Revision	Date
-	Application Form	-	-
8103-A-EX-01	Location Plan, Existing Plans, Elevations & Sections	-	22/02/2022
8103-A-EP-01	Recently Approved Plans, Elevations & Sections	-	22/02/2022
8103-A-PP-01	Proposed Plans, Elevations & Sections	-	22/02/2022
8103-DAS	Design and Access Statement	-	22/02/2022
2021/2631/PRE	Pre-application advice letter from Camden council	-	17/09/2021

Design & Access Statement

Inset Balcony - 31A, Falkland Road, NW5 2PU
March 2022

2_Site, Existing Building and Neighbours

2.1 Urban context

Built in the 1870s, nos. 23 to 31, Falkland Road form a free-standing terrace of five houses within the Kentish Town Conservation Area, on the north side of Falkland Road, between Leverton Street and Lady Margaret Road. (See figure 1.) No. 31 is the eastern-most property in this terrace, and is not listed.

The property is accessible from Falkland Road only, via a shared garden. There will be no change to site access under these proposals.



Figure 1: Location Plan

Design & Access Statement

Inset Balcony - 31A, Falkland Road, NW5 2PU
March 2022

2.2 Existing Building and Neighbours

Streetscape

The north/rear elevation and garden of no. 31, Falkland Road, cannot be seen from any streets in the Kentish Town Conservation Area. The rear elevation is built entirely in London stock brickwork and comprises a range of window sizes and proportions, all set out without any over-riding geometric order. (See figure 2.) None of the original 19th century roofing slate remains, having been replaced with synthetic slate in recent years.

An application to add an additional floor to the building was recently granted planning permission (application number 2021/5139/P).



Figure 2: View of the north elevation of no. 31 Falkland Road, with no. 33 to the left and no. 29 on the right.

Design & Access Statement

Inset Balcony - 31A, Falkland Road, NW5 2PU
March 2022

2.3 Relevant planning history

Date	Application No.	Description
c. 1870	N/A	A terrace of five houses (nos. 23 to 31) is erected on Falkland Road. No. 31, a single-family home, is the end-of-terrace house, with a gable wall facing east.
1976	CTP/F12/8/24/22815	Continued use of ground floor as a doctor's surgery. <i>(First mention in planning records of sub-division of the property.)</i>
1994	9400008	Retention and change of use of the ground floor from residential to doctor's surgery; erection of a single-storey rear extension; formation of a new side entrance to maisonette on upper floors, etc.
1996	P9601775	The erection of a bin store <i>(in front garden)</i> .
2001	PEX0100781	Erection of external metal staircase to, and provision of An external door on, the first floor side elevation to provide independent access to the first floor flat.
2011	N/A	Falkland Road is added to the Kentish Town Conservation Area
2021	2021/5139/P	Erection of a mansard roof extension and new side access staircase with relocated entrance door, raising of window sill at rear first floor and relocation of bin store.

3_Proposed Works and Planning Considerations

3.1 Design drivers

In the early 1970s, the house was sub-divided into a ground floor flat (no. 31) and a maisonette (no. 31A). Under this subdivision, the maisonette lost all access to private exterior space because the rear garden was demised to the ground floor flat. The front garden is now a shared space, used for access to both properties and for shared bin storage.

The primary goal of these proposals is to create dedicated exterior space for the occupants of the maisonette. Camden council's "Home Improvements CPG - January 2021" (HI-CPG-2021) notes that *"balconies can provide valuable amenity space, especially for flats that would otherwise have little or no private exterior space"* (page 54). Alongside the improvement to health and wellbeing resulting from outdoor access, this objective has become more important in the aftermath of the recent COVID-19 pandemic and the associated increase in working from home.

The proposed works offer the opportunity for improving insulation of the building fabric while, at the same time, enhancing the natural environment around the building, in line with Camden's guidance on greenery and biodiversity (HI-CPG-2021, page 27).

We propose to achieve these goals by the following means:

- a) Erect a modest inset balcony, sitting within the existing roof profile of the rear return building.
- b) Upgrade roof insulation in the rear return to comply with current building regulations (Part L).
- c) Install natural slate to the rear return roof, matching the quality of the materials used when the building was first erected.
- d) Use a discrete metal guarding, inset within the balcony area. These railings will offer the opportunity for greening, thereby encouraging biodiversity and reducing overlooking into neighbouring properties.
- e) Alter the existing half-landing window to a balcony access door, using the same materials and glazing layout as the existing window unit.

3.2 Precedents

An inset balcony, visible from Falkland Road (see figure 3), was retro-fitted to the rear slope of the roof at no. 17, Lady Margaret Road, following planning permission in 2005 (Camden application no. 2005/0508/P).

We consider this to be a successful intervention in town planning terms because the balcony remains sub-servient to the existing roof profile while, at the same time, offering private exterior space to an upper floor. Our proposals follow as closely as possible the design principles of this nearby inset balcony, as well as the guidance in HI-CPG-2021 (see below), adapting them to suit the geometry of the rear return roof at no. 31 Falkland Road.



Figure 3: Rear/west elevation of No. 17, Lady Margaret Road, viewed from Falkland Road. This is a good neighbouring example of a well-designed balcony retro-fitted into an existing pitched roof.

Design & Access Statement

Inset Balcony - 31A, Falkland Road, NW5 2PU
March 2022

3.3 Amount, scale, appearance and landscaping

The design for the new inset balcony at no. 31A is in response to the feedback we received from Camden council to a pre-application we submitted last year (planning reference 2021/2631/PRE; see Appendix). It also follows Camden council's latest guidance for balconies and terraces, as described in HI-CPG-2021, section 2.2.3.

The existing mono-pitch roof on the rear return slopes down from east to west. As a result, the axis of the proposed inset balcony will be west-facing, in line with this roof slope, and will therefore not be oriented directly on to any gardens below (similar to the situation of the balcony at no 27).

The new inset balcony will be set back from the existing roof edge, creating a slate "skirt" of 1.55m along the north-facing gable wall, and of 0.65m along eaves and ridge lines. These setbacks allow space for a modest balcony 3.5 metres deep and 2.55 metres wide.

The existing roof line will be raised by approximately 250mm, thereby enhancing the roofscape by matching the height of the immediately adjacent rear return at no. 33. This move will also allow roof insulation to be increased to comply with current building regulations (Approved Document Part L), which is currently not the case. The existing synthetic slating on the roof will be replaced with natural slate tiles.

A new 1.1-metre-high guarding, comprising simple, black-painted metal balusters at 100mm centres, will be set along the inside face of north and west sides of the balcony only, to minimise their visual impact on the roof profile and following the council's guidance HI-CPG-2021, page 54. (See figure 4.) Creeping plants will be trained along the guarding, helping to soften its visual impact and to enhance biodiversity and the natural environment. The plants will also help to address any minimal overlooking. Our view, corroborated by the results of a detailed analysis of potential overlooking of neighbouring properties (see the following section 3.4), is that these measures obviate the need for privacy screens, or any other type of solid screens, at edges of the proposed balcony, as a site visit would confirm.



Figure 4: North elevation showing proposed inset balcony and metal guarding. The recently approved mansard roof extension is also shown.

Design & Access Statement

Inset Balcony - 31A, Falkland Road, NW5 2PU
March 2022

3.4 Layout and Privacy

Generally

The layout of this mid-Victorian terrace of buildings follows the typical urban grain of London's northern inner suburbs, and as a result, there is already significant overlooking to and from the rear of properties in the urban block.



Figure 5: Birdseye view of the northern side of Falkland Road, looking south. The terrace comprising nos. 25-31 Falkland Road is in the centre of the photo. There is a well-established pattern of roof terraces and balconies along Falkland Road and neighbouring streets. (Photo courtesy of Google Maps.)

Design & Access Statement

Inset Balcony - 31A, Falkland Road, NW5 2PU
March 2022

There is already a well-established pattern of roof profiles along both sides of this stretch of Falkland Road, as well as on adjoining Leverton Street and Lady Margaret Road. (See figures 5 & 6.) These profiles have been modified over time with the installation of a range of roof terraces and balconies on the roofs of rear returns. These additions and modifications have added to the variety and interest of the roofscape in the area. On Falkland Road, balconies or roof terraces have been added at numbers 20, 26, 27, 28, 32 (1st and 2nd floors), 34, 36B and 40. The most recent to receive planning approval was at no. 36B (application number 2017/3718/P).



Figure 6: Birdseye view of the south side of Falkland Road, looking north. The pattern of retro-fitted roof terraces and balconies is also visible along this southern side of Falkland Road. (Photo courtesy of Google Maps.)

Design & Access Statement

Inset Balcony - 31A, Falkland Road, NW5 2PU
March 2022

Looking west

The two-storey party wall of the rear return at no. 29 blocks nearly all overlooking from the proposed balcony into ground and first floors of neighbouring properties. (See figure 7.)



Figure 7: View from proposed balcony looking west towards no. 29.

Looking north-west

Views into the gardens of nos. 25, 27 and 29 are substantially blocked by one-storey ground floor extensions; in all three cases, the northernmost c. five metres or so of the gardens, directly adjacent to Ash Court Nursing Home, can be seen, but at a distance that increases as one looks westwards. (See figure 8.)



Figure 8: View from proposed balcony looking north-west towards nos. 29, 27 & 25.

Design & Access Statement

Inset Balcony - 31A, Falkland Road, NW5 2PU
March 2022

Looking north

The view to the north is towards the south wall of Ash Court care home, which sits c. 1 metre back from the northern boundary of nos. 23-41 Falkland Road and presents a three-storey, substantially blank façade to the house at no. 31. (See Figure 9.) There is minimal impact on privacy and amenity across this northern boundary because the façade of the nursing home has few windows, all of which are to non-habitable rooms and most of which have translucent glazing (the exception being the first-floor window directly behind no. 29, on the left in figure 9).



Figure 9: View from proposed balcony looking north towards Ash Court care home.

A portion of the garden at no. 31 and small corner of the garden at no.33 will be visible from the proposed balcony. (See figure 9.) We contend that this will be no more than that which already exists from the window of the maisonette's rear return (see Figure 10) and substantially less than already exists from windows at nos. 33A and 35.



*Figure 10: View north towards the garden from first floor window in the rear return, directly below the proposed balcony..
This photo shows that the garden at no. 31 is already overlooked from no. 31A Falkland Road.*

Design & Access Statement

Inset Balcony - 31A, Falkland Road, NW5 2PU
March 2022

Looking north-east

The situation is similar to that looking north-west, with views into the gardens of nos. 35 and 37 substantially blocked by one- and two-storey extensions to the north; in both cases, parts of the northernmost c. five metres or so of the gardens, directly adjacent to Ash Court care home, can be seen, but at a distance that increases as one looks eastwards. (See figure 11.)



Figure 11: View looking north-east from the proposed balcony towards nos. 33, 35, 37 & 39.

Looking east

The situation looking east is similar to that looking west; in this case, the two-storey party wall of the rear return at no. 29 blocks nearly all overlooking from the proposed balcony into ground and first floors of neighbouring properties. (See Figure 12.)



Figure 12: View looking east from the proposed balcony towards the rear return at no. 35.

Design & Access Statement

Inset Balcony - 31A, Falkland Road, NW5 2PU
March 2022

Looking towards the ground floor garden

Given the way in which no. 31 was sub-divided in the 1970s, the ground floor garden at no. 31 is already overlooked from existing windows in the maisonette above. The proposed balcony has been designed to minimise any detrimental impact on the amenity of the ground floor flat in terms of overbearing, enclosure or access to daylight/sunlight. This has been achieved firstly by pulling the balcony edge back from the northern roof edge by 1.5 metres, and secondly by installing climbing plants along the balcony guarding to act as additional screening. These two measures will reduce any potential damage to the amenity of these neighbours, over and above the existing situation.

Figure 13 below shows the sightline of an average person into the ground floor garden from the northernmost edge of the proposed balcony. Even from this closest vantage point on the balcony, it is possible to see only the furthest third of the garden, near the boundary with Ash Court care home. This balcony sightline is more restricted than existing views from the maisonette, i.e., from the first floor window on the rear return (see Figure 10) and from the second floor window on the main terrace block (see Figure 14).

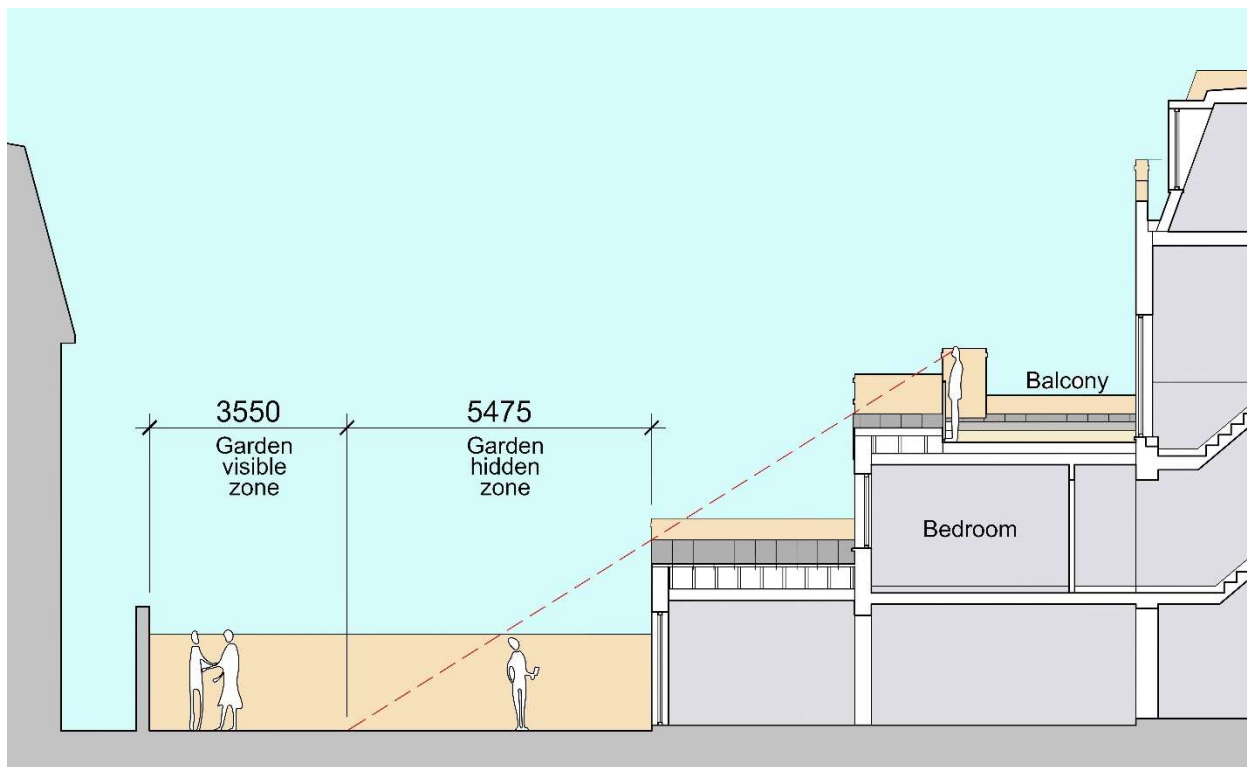


Figure 13: North-south section through ground floor garden. This section shows the limited view from the balcony area, restricted to the rear part of the garden only

Design & Access Statement

Inset Balcony - 31A, Falkland Road, NW5 2PU
March 2022



Figure 14: View over the rear garden at no 31A from the second floor rear window of the maisonette. The garden is already overlooked from the maisonette; views from the proposed balcony will be more limited than is currently the case.

Design & Access Statement

Inset Balcony - 31A, Falkland Road, NW5 2PU
March 2022

3.5 Conversion of existing window to a door

Design Drivers

The sill height of the existing staircase half-landing window is 970mm above finished floor level. Dropping the sill height to finished floor level and replacing the window with a door will allow direct access from the half-landing on to the inset balcony.

Description of Proposal

The proposed door will be an outward-opening, single leaf, white-painted door with double-glazed panels. The materials and glazing panel sizes of the proposed door will match those of the window unit which it will replace.

Planning Considerations

Unlike the Falkland Road frontage, the rear façade of the terrace is utilitarian in function. None of the windows align, but create a hierarchy of window sizes and proportions, without any over-riding geometric order. This is typical of Victorian residential development in this part of London. It is considered that dropping the sill height of the half-landing window to finished floor level, and replacing the existing window unit with a door that matches the materials, colour and glazing arrangement of the existing window, will have a minimal impact on the overall configuration and proportions of the rear elevation of the building. (See figure 14.)

Precedents

Approval has already been granted for a small modification to the kitchen window. (application no. 2021/5139/P.) Approval was granted in 2017 for a similar modification of window-to-door, to allow access to a new roof terrace at the rear of no. 36B Falkland Road (application number 2017/3718/P). Figure 15 is the relevant elevation drawing from that application, showing the window which has been changed to a door.



Figure 15: Application no. 2017/3718/P, 36B Falkland Road, proposed rear elevation. This drawing shows the proposed alteration of a window to a door (middle right-hand of drawing), which received planning approval in 2017. The principle behind this proposal and ours is the same.

Design & Access Statement

Inset Balcony - 31A, Falkland Road, NW5 2PU
March 2022

Views of the sill on the existing half-landing window are blocked from neighbouring properties by the rear return. (See figures 2 and 16.) Therefore, the proposed dropped sill in this opening will also be invisible from neighbouring properties. The full extent of the proposed door will only be visible at a distance, from small upper floor bathroom windows in Ash Court care home, all of which are non-habitable rooms and most of which have translucent glazing.



Figure 16: View looking south from rear of the garden towards the house at no. 31 Falkland Road.

3.6 Access

The new inset terrace will have no impact on the existing access arrangements to the maisonette.

4_Conclusions

This proposal is for a modest balcony, inset into the roof of the existing rear return building, which has been sensitively designed to enhance the existing building and its urban context, whilst minimising overlooking. Following the precedent of many rear balconies that have been added to properties in Falkland Road and neighbouring streets over the last sixty years or so, the proposed balcony will offer occupants of this maisonette access to private external space for the first time since the house was sub-divided in the 1970s. Access to this private space will thereby improve the overall health and living conditions of the inhabitants.

We contend that the effect on privacy of neighbouring properties will be similar in nature to that which already exists.

The proposal will not be visible from any public highway and will therefore have no impact on streetscape of the Kentish Town Conservation Area.

Our design has followed, as far as practicable, the guidance given in Camden's current Home Improvements CPG. By insetting the new balcony into the existing rear return roof, it will maintain the existing roof profile and will be sub-servient to it in scale and appearance.

By pulling its northern and western edges back from the roof edge as far as practicable, the new balcony will have minimum impact on the amenity of neighbours. All rear gardens in this block are already overlooked from adjacent properties, and this latest balcony will not harm the amenity of neighbouring properties any more than is already the case.

The owner of the property is committed to creating a balcony of high quality to enhance the broader rear-of-terrace space, by means of considered design, durable materials, greenery and competent detailing.

Appendix

Pre-Application advice letter from Camden council



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

Date: 17/09/2021

Our ref: 2021/2631/PRE

Contact: Nora-Andreea Constantinescu

Direct line: 020 7974 6253

Email: nora-andreea.constantinescu@camden.gov.uk

Dear Kevin Galvin,

Re: 31A Falkland Road London, NW5 2PU

Thank you for submitting a pre-planning application enquiry for the above property which was received on 27/05/2021 together with payment of £460 received on 28/05/2021. The advice below is based on the information provided by the applicant, and desktop assessment to include Google and Bing maps aerial and street views.

The applicant has provided revisions to the initial submission in response to officers' initial advice, summarised below. This letter principally discusses the revised scheme.

1. Development Description

The proposed development includes:

- Erection of mansard roof extension
- New terrace on the roof of existing rear extension at second floor level
- Alterations to side access to maisonette

2. Planning History

Previous relevant records at the application site:

9400008 - The retention and change of use of the ground floor from residential to doctor's surgery; the erection of a single-storey rear extension; the formation of a new side entrance to maisonette on upper floors. – **Granted 15/09/1994**

PE9606061 - Certificate of lawfulness for an existing use in breach of a planning condition. Namely use of ground floor as a doctor's surgery. – **Refused 02/01/1997**

PE9900486 - The continued use of the ground floor as a doctor's surgery. – **Granted 02/09/1999**

PEX0100781 - The erection of an external staircase to, and the provision of an external door on, the first floor on the side elevation to provide independent access to the first-floor flat. – **Granted 08/04/2002** (ground floor in doctor surgery use)

Relevant planning history at the neighbouring sites:

32856 – 25 Falkland Road - The erection of a roof extension and a bathroom extension at rear 2nd floor level. - **Refusal 25/01/1982**

33749 - 23 Falkland Road - The erection of a roof extension. – **Granted 23/03/1982**

8600641 – 35 Falkland Road - Retention of a roof extension, two storey rear extension and conservatory – **Granted 28/08/1986**

8600662 - 39 Falkland Road, NW5 - The erection of roof extension at third floor level as shown on 2-unnumbered drawings. – **Granted 11/09/1986**

3. Site description

The application building is a three storey building, located on the northern side of Falkland Road. The application property is the maisonette at first and second floors, with access along the side of the building through a metal staircase.

The site lies within Kentish Town Conservation area and it is covered by the Kentish Town Neighbourhood Plan.

4. Assessment

Initial submission:

- Mansard extension – should be acceptable in principle however the current design is unacceptable. Something more traditional should be acceptable with openings to front elevation which align with the ones below. To the rear the butterfly parapet should be retained, the structure should be set back to allow relief from the parapet and integrate drainage as required. Windows should respect the fenestration below.
- Terrace on the existing rear extension – this is considered by conservation officers to be harmful to the shape and form of the rear structure and would not be supported.
- The replacement of the staircase access to the side of the building should be acceptable; however, the proposed structure which you propose as an entrance requires more details to be provided to establish if it would be acceptable or not.
- Where do you propose to relocate the bin store?

Second submission:

Mansard extension:

- The proposed mansard extension would have a flat rear elevation, flat roof and front sloped wall with projecting dormer type double doors which open to a small terrace at roof level. Internally the mansard would have the same height as the floor below. The openings to front would be made of timber framed four paned doors and to the rear by four pane timber sash windows.

- It is noted that the majority of the existing mansard extensions within the terrace row are historic, and have been constructed without consideration of traditional mansard proportions and the merit of the rear butterfly roof.
- Given the character and appearance of the host building and the terrace row, a mansard roof extension should respect the hierarchy of spaces and project with a lower height than the floor above. You are therefore advised to reduce the height of the mansard.
- The proposed roof extension due to its shape with a flat rear elevation, appears disproportionate and out of context with the host building and terrace row. It is noted that no. 41 has been extended with a mansard with a flat rear elevation, permitted under a historic application. The design of this mansard is not considered to be one of high quality that should be replicated by new development, given its lack of sensitivity to the existing building below and visibility from the streetscene. The squared parapet wall to frame the mansard would appear bulky and disproportionate and would harm the character and appearance of the host buildings and would not be supported in the event of a future planning application. You are advised to consider the proportions, detailing and angles of a traditional mansard extension, see [CPG Home Improvements](#) pg. 50 (New Roof Level)
- Front terraces at roof level appear to be sporadic along the street and without planning consent at nos. 35 and 39, except for no. 41. As such, front terraces at roof level are not part of the character of the street nor a traditional mansard feature. You are therefore advised to reduce the gap between the front parapet and mansard wall as per the traditional mansard scale and proportions, see [CPG Home Improvements](#) pg. 50 (New Roof Level). Doors within dormer projections would not be supported and you should replace these with dormer windows which respect the hierarchy of openings to the floors below.
- The revised proposal includes a small set back from the rear butterfly roof. A similar set back should be considered to the front elevation which follows the traditional mansard proportions and dimensions.
- The proposed rear fenestration appears out of context due to the flat rear wall, which would not be supported by officers. You are advised to consider traditional dormer projections, on a sloped rear wall as per traditional mansard dimensions, which respect the hierarchy of openings below.

New terrace on the roof of existing rear extension

- The proposed rear terrace would sit on the roof of the original rear projection and be accessed from second floor level. Given its expanse and detailed design, the terrace would completely alter the structure's roof slope in a harmful manner.
- The replacement of the existing window with a door to provide access would also result in harm to the hierarchy of openings and character of the building.
- Given the expansion of the proposed terrace, it is likely that harmful overlooking would occur to the occupiers at no. 20 and potentially to no. 33. To address the overlooking impact, privacy screens would be required which would add clutter to an already busy elevation and themselves would not be considered acceptable.
- You are advised that a terrace at this level would not be supported in principal.

Alterations to side access to maisonette

- The property is currently accessed at the side of the building through a metal staircase. It is proposed to replace this with a solid staircase, with a rendered wall which ends with a glazed metal balustrade. This would have a new cantilevered glass roof above the entrance door and a back-lit translucent glazed panel with the property's number.
- The replacement of the existing staircase with a more solid one with the same dimensions and position would be acceptable in the event of a future planning application, similar to that at no. 32 Falkland Road.
- The proposed glazed metal balustrade, canopy and black-lit translucent glazed panel would be out of context with the host building and wider terrace. Due to its position, this would be visible from the streetscene which would result in harm to the character and appearance of the host building and terrace row. You are therefore advised to remove these elements from the proposal, in the event of a future planning application.

Other matters

- The proposed raised window sill at first floor rear elevation, would be modest and therefore acceptable.
- As the proposal would add a new roof level you are advised to consider adequate insulation materials to maintain energy efficiency of the building.
- You can consider integration of renewable energy technology on the roof of the proposed mansard.

5. Recommendations

The proposals would not be supported by officers in the event of a future planning application. Subject to the following recommendations the proposals should be acceptable in the event of a future planning application:

- The proposed roof extension should have the form, dimensions and detailing of a traditional mansard, with front and rear dormers which respect the hierarchy of openings below. Please see CPG Home Improvements pg. 50 (New Roof Level).
- A front terrace at roof level would not be supported.
- The proposed rear terrace at second floor level would harm the original rear extension roof shape and form and therefore would not be supported.
- The replacement of the existing side access with a more solid staircase should be acceptable, however the glass balustrade, canopy and black-lit glazed panel are considered harmful and therefore would not be supported.

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.

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.

Yours sincerely,

Nora Constantinescu

Senior Planning Officer
Planning Solutions Team

Appendix 1:

Relevant Constraints:

**Kentish Town Conservation Area
Kentish Town Neighbourhood Forum and Plan**

Relevant policies and guidance:

National Planning Policy Framework 2021

London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development
Policy A3 Biodiversity
Policy D1 Design
Policy D2 Heritage

Camden Supplementary Guidance 2021

CPG – Design
CPG – Home Improvements
CPG – Amenity
CPG – Energy efficiency and adaptation

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 of £206
- 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 and Statement
- Photographs with the site and surroundings

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](#).