



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

Date: 28/05/2021
Our ref: 2021/1227/PRE
Contact: Joshua Ogunleye
Direct line: 020 7974 1843
Email: Joshua.Ogunleye@camden.gov.uk

Dear Rob Jarratt

www.camden.gov.uk/planning

Re: 57 Westbere Road, London, NW2 3SP

Thank you for submitting a pre-planning application enquiry for the above property which was received on 4th May 2021 together with payment of £432.69. I can respond to the enquiry as follows:

Development Description

Single storey side and rear extensions, first floor rear extension and a hip to gable roof extension with rear dormer in order to provide a third flat

Assessment

- Site and Context:

The application property is a two storey semi-detached property on the northern side of Westbere Road. The property is visually prominent along the streetscene with its red brick and rendered form, and slate tiled hipped roof. The property benefits from a generous sloping front and rear garden area (east to west sloping topography).

The submitted document indicated that there are three flats contained in the property however, however officers can only verify the registration of two self-contained units at the property.

The property is not located in a conservation area, nor is it locally or statutorily listed.

- Scale and Massing:

- Ground floor extension

The proposed extension would comprise a wraparound addition at ground floor, but would not extend the full width of the plot as it would retain a 2.7m deep courtyard from the main rear wall. The proposed extension would project 6.64m off the main rear wall, infilling the side return space along its boundary with No.59. It would also project 3m off the rear projection's wall with a hipped roof.

Officers consider the single storey extension's bulk and massing would appear as a subservient addition within the context of the host property's rear garden area. Its form would be similar to those of other extensions within the surrounding rear garden area. The pitched roof helps to minimise the bulk of the extension. Therefore officers consider the proposed extension would be acceptable. The use of uPVC would not be acceptable on design and sustainability grounds, all windows and doors should use timber or aluminium frame.

- First floor extension

The proposed first floor extension would project off the main rear wall to a depth of 3.1m and 0.81m wide. The combination of the proposed extension's height and width would result in a bulky and visually intrusive addition that would break the otherwise uniform character of the attached pair. Officers consider the proposed first floor interventions would overwhelm

the host property's character and appearance. The combination of its excessive depth and height would mean the extension fails to appear subordinate within its context.

The applicant has proposed the installation of a hipped roof to replace the rear outriggers existing flat roof. Such an alteration would be resisted given that it breaks with the prevailing character of rear outriggers visible on the rear elevations of neighbouring properties.

- Hip to gable and dormer.

A hip to gable extension on one side of a pair of semi-detached housing pair would not be acceptable. The existing hipped roof is an important feature of the building and contributes to the character of Westbere Road. The replacement of the hipped roof form with a gabled roof would unbalance the buildings symmetry with the adjoining pair. Given the property's semi-detached character, the formation of a hipped to gable extension in this context would materially harm the character and appearance of the semi-detached pair. As such officers would resist the formation of a hipped to gable roof extension within this context.

The applicant is advised to consider joint applications with neighbouring properties to ensure the symmetry of the property is not lost. It is noted that other neighbouring properties along this section of Westbere Road have a hip to gable roof extension via the PD route. However it is not considered application in this instance given that the application site is not a single family dwelling.

Given that the proposed hip to gable roof extension is unacceptable in principle, it would difficult to achieve a dormer on the rear roofslope. Although officers consider a hip to gable roof could accommodate a modest size dormer with a minimum 1m set in from its flank walls as well as set downs from the ridge and eaves.

- Design and Appearance:

It would be built with a matching stock bricks and large aluminium framed glazing panels. Officers consider the proposed materials when viewed from the rear gardens of Westbere Road would appear similar to other developments in the rear garden. As such its materials and design would have an acceptable impact on the host property's character and appearance.

Officers would recommend the applicant consider the use of materials that promote sustainable drainage, i.e green roof.

- Impact on neighbours:

The proposed ground and first floor extensions would be modest in scale within the context of neighbouring properties, as such would not give rise to adverse neighbour impact. Furthermore, no new side elevation windows are being proposed, as such it would not give rise to adverse overlooking impact.

- Additional flat

Officers would object to the provision of a third self-contained flat within this property given its limited floor plate. Whilst it is possible to increase the floor space through additional extensions officers consider such an intervention in this context would adversely harm the character and appearance of the host property for reasons highlighted above.

Recommended revisions and additional information:

It is advised that the following amendments are undertaken prior to the submission of a future planning application.

- Omission of the proposed first floor extension and hip to gable roof extensions.

- Given the host property's limited floor plate, the proposed alterations would only facilitate - the formation of a x2 2bed units at this property.
- Addition of a green roof on the proposed ground floor extension's roof.

Please see appendix 1 for supplementary information and relevant policies.

Thank you for using Camden's pre-application advice service; I trust this is of assistance in progressing your proposal.

Yours sincerely,

Joshua Ogunleye
Planning Officer
Planning Solutions Team

Appendix 1:**Relevant Constraints:**

Fortune Green and West Hampstead Neighbourhood Plan (2003)

Relevant History:

No Relevant Planning History

Relevant policies and guidance:

National Planning Policy Framework (2019)

The London Plan March 2016

Camden Local Plan (2017)

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

Camden Planning Guidance

CPG Design (2019)

CPG Altering and extending your home (2019)

CPG Amenity (2018)

Fortune Green and West Hampstead Neighbourhood Plan (2003)**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 (£407.00)
- Location Plan (scale 1:1250)
- Site Plan (scale 1:200/1:500)
- Floor plans (scale 1:50) labelled 'existing' and 'proposed'
- Elevations and sections (scale 1:50) labelled 'existing' and 'proposed'
- Design and Access statement (necessary for Major applications, Listed Buildings, development within conservation areas, change of use applications (with physical changes), and development of over 100sq. m).
- Heritage statement
- Please see the following link to supporting information for planning applications

<https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application/supporting-documentation--requirements-/>

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 21 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](#).

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.