

Date: 10/08/2021

Our reference: 2021/2264/PRE

Contact: Miriam Baptist

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Dear Robert Maxwell,

**Town and Country Planning Act 1990 (as amended)**

**Re: 32 Estelle Road, London, NW3.**

Thank you for submitting the above pre-application request. The proposal is for:

- Erection of single storey rear extension to connect to existing side extension.
- Replacement of study doors leading to existing 2nd floor terrace and formation of parapet roof above.
- Replacement of front and rear dormers with standing seam, zinc dormers.
- Replacement of all sash windows with new double-glazed units.
- Installation of metal gate and railings to the front wall and bin store in front garden.

Drawings:

ER.EX.099, ER.EX.001, ER.EX.002, ER.EX.003, ER.EX.004, ER.EX.005,  
ER.EX.006, ER.EX.007, ER.DE.101, ER.DE.102, ER.DE.103, ER.DE.104,  
ER.DE.105, ER.DE.106, ER.DE.107, ER.PP.201, ER.PP.202, ER.PP.203,  
ER.PP.204, ER.PP.205, ER.PP.206, ER.PP.207.

**Constraints**

- Article 4 Heritage and Conservation
- Mansfield Conservation Area

## **Planning History**

### **32 Estelle Road**

**14415:** Construction of two dormer windows at 32 Estelle Road, NW3. Certificate of Established Use of the property as two self-contained maisonettes as shown on drawing no.89-103. **Conditionally granted on 07/03/1973.**

## **Policy**

### **National Planning Policy Framework (2021)**

### **The London Plan (2021)**

### **Camden Local Plan (2017)**

A1 Managing the impact of development  
A2 Open Space  
A3 Biodiversity  
D1 Design  
D2 Heritage

### **Camden Planning Guidance**

CPG Home Improvements (2021)

CPG Design (2021)

### **Mansfield Conservation Area Statement (2008)**

## **Assessment**

### **Heritage and design considerations**

- The application site is located within the Mansfield Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- Policy D1 of the Local Plan seeks to secure high quality design which respects local context and character and which preserves or enhances the historic environment and heritage assets in accordance with Policy D2.
- Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Erection of single storey rear extension to connect to existing side extension.

Generally, we discourage wrap-around extensions especially in conservation areas as it means the sense of the original building envelope is lost. Much preferred would be to have two separate extensions – side and rear, as it retains the legibility of the original building and means the extensions are more clearly read as new subordinate additions, yet presumably they would be still joined/enjoyed in conjunction internally in an open plan layout. There is an example of a much shallower wrap-around extension at no. 28 Estelle Road. There are also a few examples nearby on adjacent Rona Road, though very shallow at the rear. Despite these examples, wrap-around extensions are generally discouraged in conservation areas, similarly to full width extensions, for the reason given above.

It is noted that in comparison with the previous design, the revised formation of the extension, stepped back in response to the existing acer tree, is welcomed in line with Local Plan Policy A3 Biodiversity which seeks to protect trees and vegetation.

In terms of the façade treatment of the proposed extension, the design in timber and glazing is considered sympathetic to the host building.

The rooflights are considered to be excessive in scale, officers recommend reducing them in scale and also introducing a green roof. Excessive roof glazing on extensions creates light pollution which can have a detrimental impact on the behaviour of local wildlife and on neighbouring residential amenity.

The opportunity should always be taken to introduce a green roof above new extensions which occupy garden space (or what was previously garden space). It has a positive impact on biodiversity and helps reduce flood risk which compensates for the garden space lost.

To replace the doors to the study leading to the 2nd floor terrace and at the same time form a parapet roof to improve the drainage.

No objection in principle to replacing study doors and forming a parapet roof above. Details should be provided at application stage if pursued.

To replace the 2 dormers on the roof with standing seam zinc dormers (similar to those on 25 Rona road opposite) N.B. these dormers are leaking and at the end of their usable life so will need replacing regardless.

The proposal is to replace the existing dormers with ones similar to those seen opposite at 25 Rona Road. In accordance with the Council's guidance dormers in a conservation area should be clad with lead rather than zinc as it is more traditional material in keeping with the character and appearance of the original building. The Mansfield Conservation Area Appraisal highlights the harm which is caused through the loss or removal of original features and materials and the expectancy of the council to uphold the retention and refurbishment of features in the original manner.

The introduction of traditional timber sash windows to the front dormer is considered to be a minor improvement to the existing in terms of design/proportion.

Officers recognise that the proposed dormers would replace existing ones of a similar scale. The scale however of the rear dormer is considered to be excessive, officers recommend reducing its scale so it sits more comfortably within the roof slope and appears more subordinate to the host property.

The proposed rear dormer windows do not adequately respect the hierarchy of fenestration and do not relate well to the proportions and siting of upper floor fenestration below. At present the solid to void ratio is favoured too heavily towards glazing. This element of the proposal should be reconsidered.

Scale drawings of the windows should be provided to ensure the frames are not oversized, but akin to the originals. The skylights proposed on front and rear dormer would not form visually obtrusive features when viewed from surrounding properties or street level and so are likely to be considered acceptable.

*To replace all sashes with new double-glazed units (frame and glazing beads to be like for like so as to retain the characters especially on the street side elevation).*

Although the conservation team have no objection to double glazing in the conservation area, the windows should be timber framed with a putty finish rather than beading, and with integral glazing bars rather than those simply adhered to the surface. Details, including 1:10 scale sections, should be provided at application if pursued.

*To install metal gate and railings to the front wall to add privacy and to construct a bin store for the wheelie bin.*

Railings installed on front garden walls are an original feature of Estelle Road, as referenced in the Mansfield Conservation Area Appraisal, and therefore the addition is welcomed as in-keeping with the character of the conservation area. This boundary treatment can still be seen on number of front gardens on Estelle Road including: 11, 12, 13, 14, 15, 40, 41. The timber bin store is acceptable.

### Neighbouring Amenity

The site sits as part of a residential terrace between no's 30 and 34; while 30 has been extended at rear ground floor level further than is proposed at no. 32, however no. 34 has not, it is only the original outrigger that protrudes into the garden. It is therefore number 34 on which the proposal will have greater impact. The stepped formation of the proposed extension somewhat limits the impact in terms of loss of light on no.34, but the additional 1m to the rear will have further impact on light levels to the neighbouring ground floor which has already lost some light from the existing side extension.

The applicant should demonstrate that there would be no undue loss of light or outlook to neighbouring properties if permission is pursued.

There is no increased chance of overlooking or loss of privacy to neighbours expected from the ground level extension, or from the dormers and terrace which already exist.

## **Conclusion**

In principle an extension at ground floor level and alterations on other levels, is considered acceptable but we advise the proposal be considered further in terms of conservation area status and impact on neighbouring amenity. Concern is raised regarding the wrap-around nature of the proposed extension, we would encourage the applicant to pursue a rear and side extension instead. Also of concern is the non-traditional choice of material for dormers and ensuring the window details maintain the integrity expected of the conservation area and respect the established hierarchy of fenestration.

Please note that historic extensions (not assessed against current policies) and developments constructed without planning permission (either unlawfully or through permitted development) do not set a precedent of an acceptable form of development on the subject site.

**This document represents an initial informal 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.**

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

Yours sincerely,

Miriam Baptist  
Planning Officer