

**Date: 25/02/2021
Our ref: 2021/0182/PRE
Contact: A Greenhalgh
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Dear Mr. Haworth

Re: 3 Church Walk, N6 6QY

www.camden.gov.uk/planning

Thank you for submitting a pre-planning application enquiry for the above property which was received with payment of £441.34 received on 22/01/2021.

Development Description

Erection of a part solid, part transparent (glazed) winter garden extension on the existing terrace at the rear on the second floor (4 options are shown).

Assessment

Design and Conservation

The site lies in the Dartmouth Park Conservation Area and it is one of a terrace of five 2/3 storey 1980's houses whose second floors are within mansard roofs which are set back from the front and rear elevations with each house having a second floor roof terrace at the rear.

The buildings are not noted as being positive contributors to the Conservation Area in the Dartmouth Park Conservation Area Appraisal Management Plan (DPCAAMP).

The application property and the site of the proposal are visible from neighbouring properties and partially from the public domain, from Swain's Lane to the south.

The site is in the Dartmouth Park Neighbourhood Forum (DPNF) Area and the Dartmouth Park Neighbourhood Plan 2020 has specific policies relating to design, sense of place, heritage and small residential extensions (policies DC1, DC2, DC3 and DC4). Very briefly, the policies are aimed at ensuring that development preserves and enhances the character and appearance of the townscapes and Conservation Areas and that extensions respect the form and characteristics of buildings and that they do not harm the visual amenity of the neighbourhood.

The existing buildings are not of noted significance in the Conservation Area and, situated at the rear, the proposed winter garden extension would not be overbearing on the building or the terrace and it would not detract unduly from the form of the building/terrace. Additionally, due to the relatively lightweight composition and, subject to the approval of the external materials, the proposal would not detract from the architectural appearance of the building or the character or appearance of the Conservation Area. From a design and conservation point of view Officers consider that all 4 options have equal merit. Energy efficiency and sustainability are high on the agenda these days so if Option 3 would result in less overheating then that would be a positive argument for putting that design forward.

Like I say, I do not think that the appearance of any of the 4 options would cause significant harm to the appearance of the townscape. However, the materials should be of robust and high visual quality.

You have not provided details of the materials so those would be the subject of a condition if planning permission was granted.

Residential Amenity

Policy A1 (Managing the impact of development) of the Camden Local Plan seeks to ensure that the amenity of neighbouring properties are protected, particularly with regard to visual privacy, outlook, sunlight, daylight and overshadowing, noise and vibration levels.

In terms of light, the Camden Planning Guidance on Design takes reference from the BRE guidelines on Sunlight & Daylight and if an extension projects beyond a 45 degree from the centre of an adjoining window, in depth and height then a Sunlight & Daylight Assessment should be formally undertaken.

I would advise you to consult the section on light in the Camden Planning Guidance on design, to carry out the checks and to demonstrate the proposal would comply on any application drawings/in the Design & Access statement.

The outlook from the adjoining terraces and second floor rooms would not be significantly affected and there should be no undue loss of privacy assuming obscure glass is used and retained for the side glazing. A planning condition would be added to any permission to require this feature.

Consequently, Officers do not consider that there would be any neighbour amenity grounds for refusing any of the options.

There are no other material planning considerations.

Consultation

The site is in the Dartmouth Park CA and is also in the Dartmouth Park Neighbourhood Forum (DPNF) area. You should take account of the policies in the DPNF plan. We encourage you to consult with neighbours, the CAAC and the DPNF on your proposals in advance of making a planning application.

Conclusion

The proposal for a winter garden extension on the rear terrace would not result in significant harm to the character or appearance of the Conservation Area or the visual quality of the townscape. Additionally, subject to complying with the guidelines relating to light, and the use of obscure glazing at the sides, the proposal should not result in any significant loss of amenity for any neighbouring occupiers.

Should you decide to proceed with a planning application then please supply further details of the materials of the proposal and as the site is within a Conservation Area, please submit a Design & Access Statement (in addition to existing and proposed plans and elevations).

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

Yours sincerely,

Adam Greenhalgh

Planning Officer
Planning Solutions Team

