

29 Stratford Villas 2022/3487/P



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Photos for 2022/3487/P – 29 Stratford Villas, NW1 9SE



1. Photo of front elevation of 29 Stratford Villas



2. Photo of rear elevation of 29 Stratford Villas



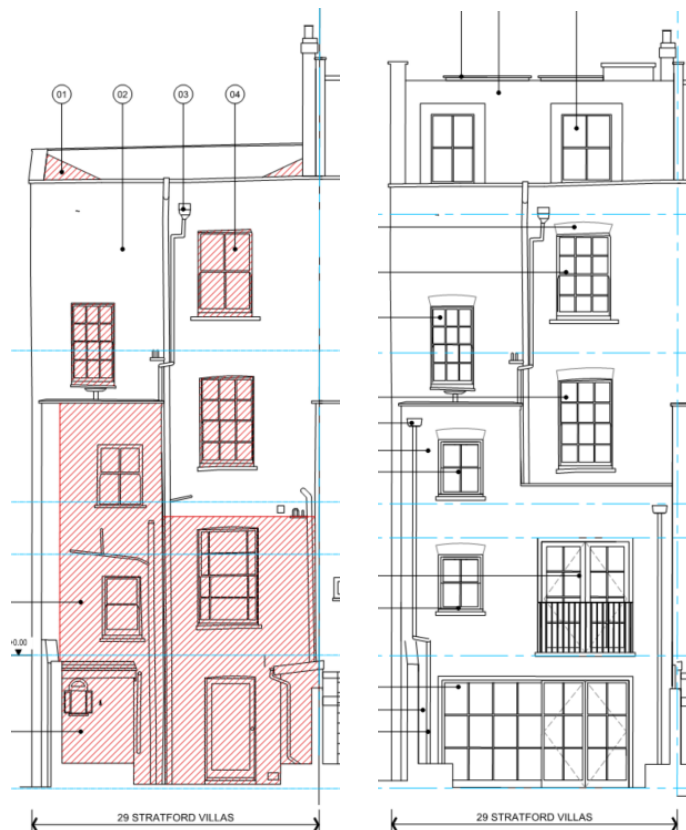
3. Map view of rear elevations and roof development of north side of Stratford Villas (29 Stratford Villas shown on far left)



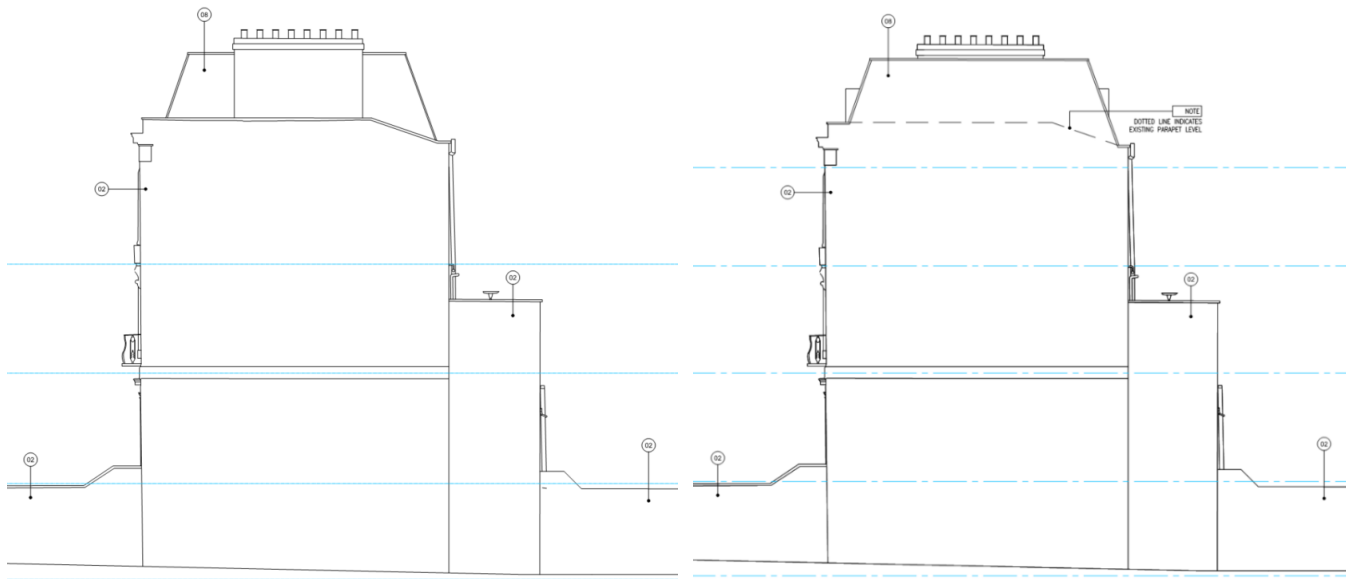
4. Map view of 29 Stratford Villas and rear elevations of neighbouring 53 and 54 Camden Square (to left of picture)



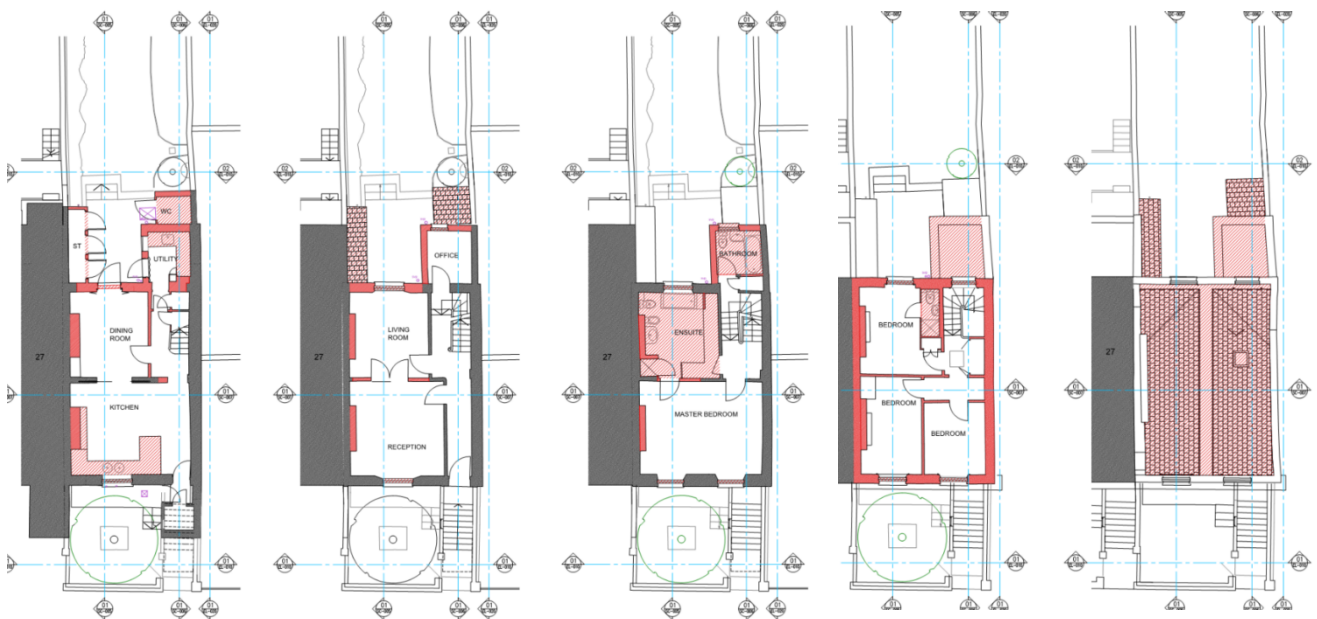
5. Existing and Proposed Front Elevations



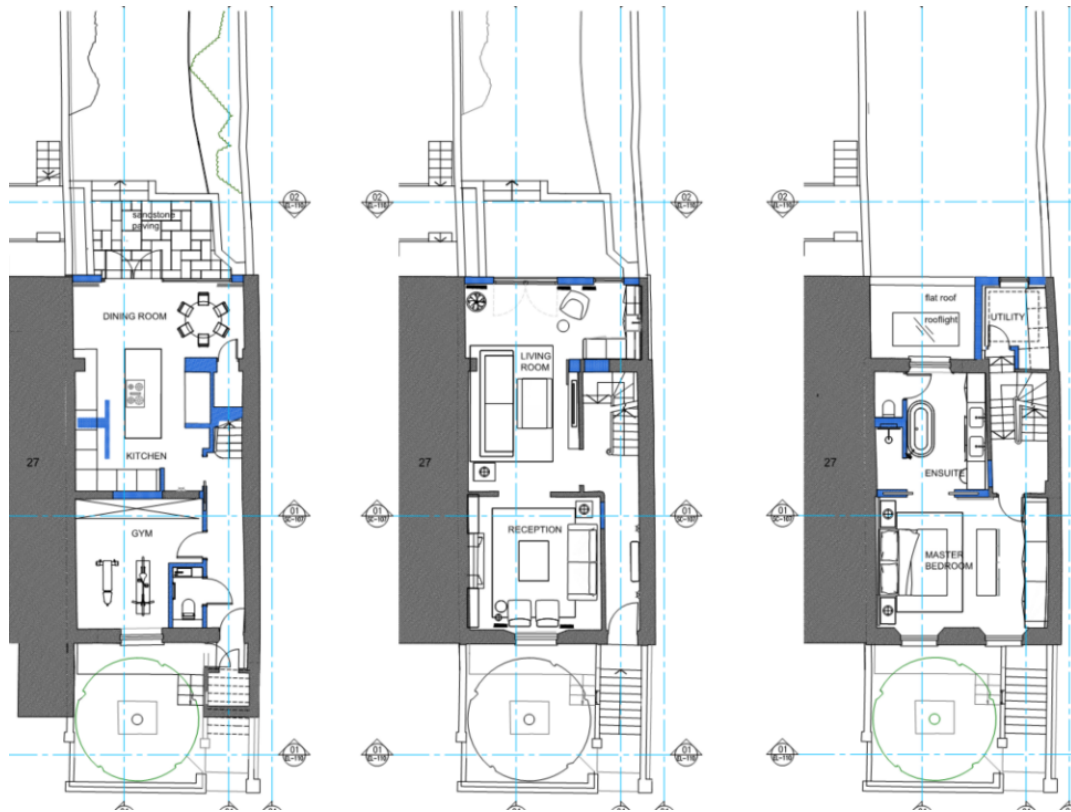
6. Existing and Proposed Rear Elevations



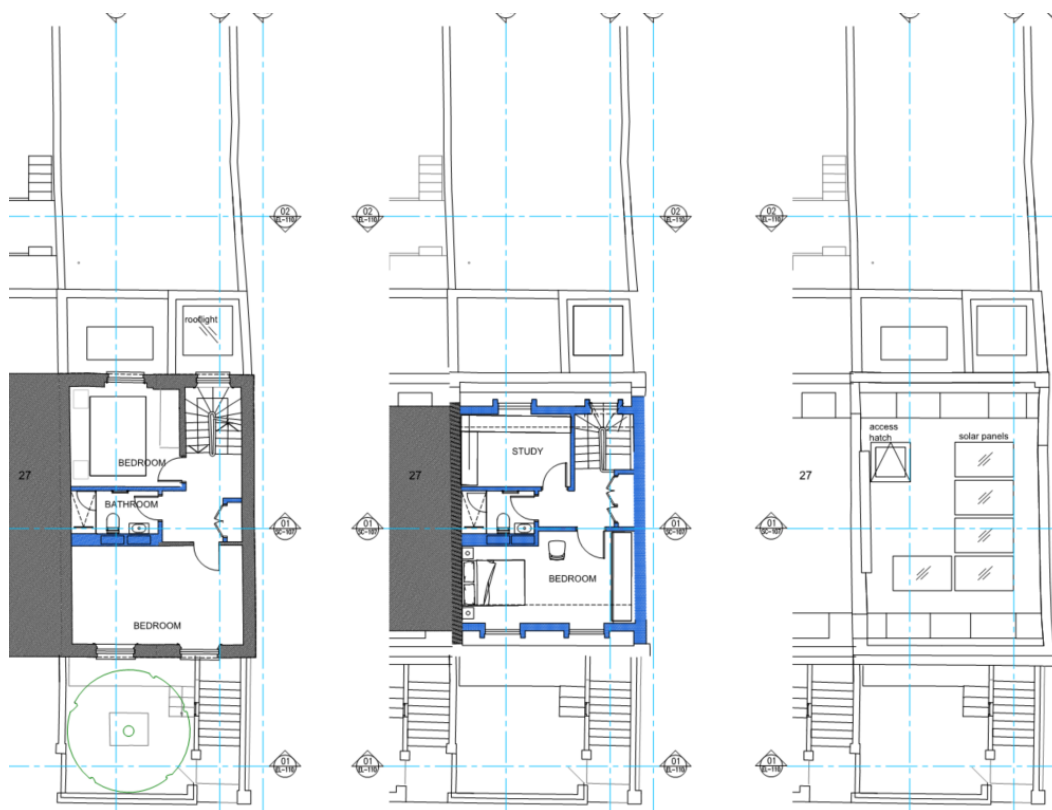
7. Existing and Proposed Side Elevation



8. Existing plans - lower ground, upper ground, first, second, and roof



9. Proposed plans – lower ground, upper ground, first



10. Proposed plans – second, third, and roof

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	07/10/2022
		N/A / attached	Consultation Expiry Date:	30/10/2022
Officer			Application Number	
Sam Fitzpatrick			2022/3487/P	
Application Address			Drawing Numbers	
29 Stratford Villas London NW1 9SE			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Demolition of existing three storey rear closet wing, external stores, and WC. Erection of matching replacement closet wing and two storey rear infill extension. Erection of mansard roof, with dormers to front and rear elevations and solar PV panels flat to roof. Replacement of all windows with like-for-like double glazed timber sash windows.				
Recommendation:		Grant conditional planning permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Site notices were displayed near to the site from the 05/10/2022 to the 29/10/2022. The development was also advertised in the local press on the 06/10/2022 (consultation end date 30/10/2022).			
Adjoining Occupiers:	No. of responses	00	No. of objections	01
Summary of consultation responses:	A letter of objection was received from a nearby resident. Their objection comments can be summarised as follows: <ul style="list-style-type: none">The installation of solar panels at an angle of approx. 45 degrees would be visible and harm the character of the Conservation Area. <u>Officer's response:</u> <ul style="list-style-type: none">The proposal was amended following this objection so that the solar panels will be flat to the roof of the host building and no longer clearly visible.			
Camden Square CAAC:	A letter of objection was received on behalf of the CSCAAC. Their objection comments can be summarised as follows: <ol style="list-style-type: none">The addition of a two-storey rear extension contravenes the Conservation Area Management Strategy;The materials and detailing of the windows are not in keeping with adjacent properties;Drawings were inaccurate and not clear enough in detail. <u>Officer's response:</u> <ol style="list-style-type: none">It is noted that two-storey rear extensions are not prohibited in the Camden Square CA (as contended by the objection) but are not permitted development.The architectural and heritage impacts of the proposals are discussed within section 2 of this report.It is noted that prior to the submission of the objection, plans were amended to clarify details in the drawings and change elements of the design. The CSCAAC were reconsulted and given the opportunity to comment, but no response was received. The drawings show the proposals clearly in plan, elevational			

Site Description

The application property is the end of terrace house at 29 Stratford Villa. It is a four-storey Victorian property located on the north side of Stratford Villas within the Camden Square Conservation Area. It has an existing three storey rear closet wing and a separate single storey store added to the rear. It has a V-shaped valley roof. It sits within a terrace of 5 similar buildings, each of which have had mansard roofs added. Two storey rear extensions have also been undertaken, particularly at no. 25 (see Relevant History below).

The application site is not listed but is regarded as making a positive contribution to the Camden Square Conservation Area.

Relevant History

Application Site:

None.

Neighbouring properties:

27 Stratford Villas:

2009/0945/P – Alterations to the upper ground floor flat (Class C3) including the erection of a glazed deck and terrace to the rear and installation of a timber framed door. **Granted - 07/05/2009**

25 Stratford Villas:

2008/3973/P – Erection of mansard roof extension including rear roof terrace to dwelling house. **Granted - 06/10/2008**

2008/0255/P – Erection of double height glazed rear extension as replacement of existing 3-storey brick addition to single-family dwellinghouse. **Granted – 10/03/2008**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Conservation Statements:

- Camden Square Conservation Area Appraisal and Management Strategy 2011

1. The proposal

- 1.1. Planning permission is sought for the demolition of the existing closet wing, external stores, and WC, and the erection of a replacement closet wing with a two storey rear infill extension at lower and upper ground floor level. The proposal also involves the erection of a mansard roof with dormer windows to the front and rear and the replacement of existing timber sash windows with like-for-like double-glazed replacements. The rear infill extension would measure approximately 3.1m wide, 6.1m high, and 2.5m deep (i.e. the same depth as the existing closet wing). This would result in the rear infill and replacement closet wing both measuring the same depth from the rear elevation of the host building, and consequently protruding no further than any extension located to the rear of the terrace. The mansard roof would measure 2.1m high and the lower slope of the roof would be at an angle of roughly 70 degrees from the floor.

Revisions during the course of the application:

- 1.2. The design of the proposal was amended during the course of the application following Officer advice in relation to the effects on the character and appearance of the site and Conservation Area. The rear extension was reduced in depth by 1.5m in order to be in line with existing rear extensions that form part of the same row of buildings. Initially a first floor rear terrace was to be created with a glass balustrade but this was omitted and instead French windows were proposed at upper ground level with a metal Juliette balcony instead of glass balustrades. The windows located in the closet wing were also originally planned to be of crittall, however these have been changed to traditional timber sash windows, as with the rest of the window replacements proposed

2. Design and Conservation

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 2.2. CPG Home Improvements states that the location, form, footprint, scale, proportions, dimensions, and detailing of a rear extension should be subordinate to the host building. Rear extensions should respect and preserve the original design and proportions of the building, and be carefully scaled in terms of height, depth, and width, which should also allow for the retention of a reasonably sized garden. In Conservation Areas, rear extensions should respect and preserve the character of neighbouring properties and the surrounding area. The rhythm and pattern of rear extensions at neighbouring sites should also be respected in terms of height, depth, and width.
- 2.3. CPG Home Improvements states that traditional approaches for mansard extensions are preferred for traditional buildings, and roof features such as parapets and chimney stack should be retained. Windows that form part of the roof extension should also respond to the character of the host building, and materials used throughout should compliment the existing building and neighbouring context.
- 2.4. The Camden Square Conservation Area Statement advises that all development should preserve or enhance the area by encouraging good quality design respecting and responding to context. Alterations to roofs should be considered to ensure sensitive and unobtrusive design.
- 2.5. The now proposed replacement three storey closet wing with adjoining two storey rear infill extension would be sympathetic and subservient to the host building and would not be out of

keeping with the form and rear of the terrace. The rear extension would be of a similar depth as the prevailing rear extensions in the terrace and it would read as being a similar height to the two storey rear extension which has been constructed across the rear of no. 25. The proposed materials and architectural design (London stock brickwork and timber window) would be in keeping with the design and appearance of the original building and the terrace. Therefore the proposed rear extension is considered to preserve the character and appearance of the conservation area.

- 2.6. The terrace of houses that this property is part of has a clear pattern of mansard roofs and this is the last property without one. The proposed mansard roof would be in keeping with the mansard roofs on the remaining buildings in the terrace and due to its traditional form and traditional style timber windows it would preserve the architectural appearance and heritage of the site, the terrace and the wider conservation area. There would be very limited views of the proposed solar PV panels from the public realm because they would lie flat on the roof. The panels would not adversely affect the character or appearance of the host building, streetscene, or wider conservation area.
- 2.7. Subject to the recommended conditions, it is considered that the proposed rear extension, mansard roof, window replacements, and installation of solar PV panels would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. The proposals are in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

3. Amenity

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications on daylight and sunlight. This is supported by the CPG Amenity.
- 3.2. The proposed rear extension would not protrude further than the existing closet wing, and the rear windows forming part of the mansard roof would match those existing elsewhere on the terrace. Consequently no new windows would be formed which would project further or overlook neighbouring gardens more than existing. As such, it is not considered that there would be any significant additional overlooking of any neighbouring rooms or gardens.
- 3.3. Furthermore, given the siting of the proposed rear extension, level with the existing three storey rear outrigger and the adjoining three storey rear outrigger at no. 29 there should be no undue overshadowing or loss of outlook from this element at no. 29 or any other neighbouring properties. The proposed mansard roof would sit behind the front and rear elevations of the building and it would similarly not overshadow or result in any loss of outlook from any rooms, gardens, or terraces in Stratford Road or the adjacent Camden Square.
- 3.4. Due to the size of the terrace and its use as a single dwelling house, the proposals would be unlikely to result in excessive noise or disturbance for any neighbouring occupiers.
- 3.5. It is concluded that the proposals would not have an undue adverse impact on the amenity of any occupiers of any neighbouring properties in accordance with policy A1 of the Camden Local Plan.

4. Trees and Landscaping

- 4.1. Policy A3 of the Camden Local Plan 2017 seeks to retain and protect existing trees during development. There is one tree that would be removed as part of the proposed works. This has been considered by the Council's Trees and Landscape team who deemed the tree to be of

minimal visibility from the public realm and not to significantly contribute to the character and appearance of the conservation area. As such, the removal of the tree is considered acceptable and it has not been deemed necessary for any replacement planting to take place as a condition of any planning permission.

- 4.2. The proposal is not deemed to result in a significant loss of trees and soft landscaping in the rear garden and it is therefore in accordance with policy A3 of the London Borough of Camden Local Plan 2017.

5. Recommendation

- 5.1. Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12th December 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/3487/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 6 December 2022

Development Management
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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

29 Stratford Villas
Camden
London
NW1 9SE

DECISION

Proposal:

Demolition of existing three storey rear closet wing, external stores, and WC. Erection of matching replacement closet wing and two storey rear infill extension. Erection of mansard roof, with dormers to front and rear elevations and solar PV panels flat to roof. Replacement of all windows with like-for-like double glazed timber sash windows.

Drawing Nos:

Site Location Plan; Design and Access Statement; PCS_2206_02GA_003_P01;
PCS_2206_02GA_004_P02; PCS_2206_02GA_005_P02; PCS_2206_02SC_005_P03;
PCS_2206_02SC_006_P03; PCS_2206_02SC_007_P01; PCS_2206_03EL_010_P03;
PCS_2206_03EL_020_P02; PCS_2206_04DE_010_P01; PCS_2206_02GA_102_P02;
PCS_2206_02GA_103_P03; PCS_2206_02GA_104_P03; PCS_2206_02GA_105_P03;
PCS_2206_02SC_105_P06; PCS_2206_02SC_106_P06; PCS_2206_02SC_107_P02;
PCS_2206_03EL_110_P06; PCS_2206_03EL_120_P04.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan; Design and Access Statement; PCS_2206_02GA_003_P01;
PCS_2206_02GA_004_P02; PCS_2206_02GA_005_P02;
PCS_2206_02SC_005_P03; PCS_2206_02SC_006_P03;
PCS_2206_02SC_007_P01; PCS_2206_03EL_010_P03;
PCS_2206_03EL_020_P02; PCS_2206_04DE_010_P01;
PCS_2206_02GA_102_P02; PCS_2206_02GA_103_P03;
PCS_2206_02GA_104_P03; PCS_2206_02GA_105_P03;
PCS_2206_02SC_105_P06; PCS_2206_02SC_106_P06;
PCS_2206_02SC_107_P02; PCS_2206_03EL_110_P06;
PCS_2206_03EL_120_P04.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The flat roof of the two storey rear infill extension hereby approved shall not be used as a balcony, terrace, or for any other ancillary residential purposes.

Reason: In order to protect the residential amenities of neighbouring occupiers in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a

requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

DRAFT

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

Chief Planning Officer

DECISION