

Date: 23 November 2022  
Our Ref: 2022/2912/PRE  
Contact: Elaine Quigley

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Note: Items highlighted in red do not form part of the current planning application.

69 Sherriff Road  
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NW6 2AS



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Dear Paul Leonard,

Re. Planning Pre-application advice ref. 2022/2912/PRE  
69 Sherriff Road  
London  
NW6 2AS

Erection of a single storey side and rear full width L-shaped extension following demolition of the existing single storey rear extension, raising party walls by 750mm, lowering of basement floor by 1.5m to create ancillary habitable floorspace under main house and installation of lightwells to front and rear with new windows and metal grilles, replacement of existing sash windows with new double glazed sash windows to all elevations.

## 1.0 SITE

The site is located on the north side of Sherriff Road in close proximity to the junction with Kylemore Road that runs to the south. The building comprises a 3 storey building plus basement and attic roof and is occupied as a single family dwelling. The building is constructed from red brick at the front and London stock brick at the rear.

The surrounding area is characterised by Victoria terraced properties with the exception of the residential blocks at the western end of Sherriff Road. The site is bounded to the north by the railway line. The site is not within a conservation area.

## 2.0 PLANNING HISTORY

### Host site

Planning permission was **granted** (ref G4/13/4/739) on 23/09/1965 for erection of an addition at rear of ground floor to form extension to Kitchen and new combined bathroom and W.C.

Certificate of lawfulness was **granted** (ref 2017/6809/P) on 14/02/2018 for installation of rear dormer with 3x roof lights to front roof slope.

### Adjoining sites

No. 71

Planning permission was **granted** (ref 2019/3643/P) on 09/09/2019 for erection of single storey rear and side extension to dwelling house

#### No 73

Planning permission was **granted** (ref 2014/5958/P) on 30/03/2015 for excavation of single storey basement extension including front and rear lightwells, erection of two storey basement level rear extension including first floor roof terrace, single storey ground floor rear infill extension and conversion of ground floor 1 bed flat to create 2 x 2 bed maisonettes.

#### No. 75

Planning permission was **granted** (ref 2010/3148/P) on 09/02/2011 for change of use from single family dwelling house into 5 self-contained flats (2 x 1-bed, 2 x 2-beds and 1 x 3-bed) and associated additions and alterations including enlargement and creation of basement areas with lightwells at front and rear, erection of a side glazed infill extension, new railings to rear first floor terrace, and erection of a rear dormer window.

### **3.0 PROPOSAL**

The proposal would include the following works:

1. Replace sash windows with new double glazed sash windows to all elevations
2. Demolish the rear ground floor kitchen extension and demolition of the ground floor side bay window
3. **Excavation of the basement to lower the floor level and creation of front and rear lightwells**
4. Erection of single storey side / rear extension with 2 roof lights
5. Increase in the height of part of the shared boundary walls by **750mm**

### **4.0 ASSESSMENT**

The main issues would be considered as part of the assessment of the proposal:

- Design
- **Basement excavation**
- Amenity
- Transport
- Landscaping and biodiversity

### **5.0 Design**

#### **• Basement works**

The building has an existing basement under the main house. The floor-to-ceiling height currently measures 2m. The proposal includes excavation works to lower the floor of the basement by 0.8m to increase the internal height from 2m to 2.8m. The overall excavation works would lower the footings of the basement to 3.5m in depth. The proposed lowering of the existing basement will be contained mainly under the building footprint but would also include 2 new lightwells at front and rear. The newly lowered basement would be expressed externally with the construction of a new front bay window that would match the design, proportions and materials of the bay windows on the ground and first floors. The design of the front elevation of the proposed basement would be appropriate by virtue of its matching fenestration and materials as the upper floors of the building and would not have a harmful impact on its character or appearance. The changes to the lower ground floor front elevation would be mainly screened from any public

vantage point due to its setback from the street and the fact that it would be covered by a metal grille. Views of the lower ground floor front elevation would be mainly obscured by the low front boundary brick wall and soft landscaping. The works would not be considered to have an adverse impact on the character or appearance of the streetscene.

The newly created front lightwell would be set back from the front boundary by approximately 2m. It would be the width of the new front bay and would extend approximately 1.2m in front of the bay. It would be similar in size and positioning to the existing front lightwells at nos. 61, 63 (approved in 2009), 73 (2014) and 75 (2011) and would generally follow the established development pattern in the street. The proposed front lightwell would be covered by a metal grille that would not materially change the appearance of the front elevation of the building in the streetscene. The low front boundary brick wall would mainly screen the proposed front lightwell and would be considered acceptable.

A lightwell would be created at the rear of the building. It would be a similar depth to the front lightwell and would appear to measure 1.6m (width) by 1.4m (length). Due to its size and location at the rear of the building, the lightwell would not be considered to harm the character or appearance of the building. You would be required to submit a horizontal section through the front and rear lightwell to understand their location and relationships with the front and rear elevation of the existing building.

- **Single storey rear extension**

There is an existing three storey rear closet wing extension that measures 7.5m in length by 3.3m in width with a modestly sized single storey kitchen extension attached at the rear. The proposal would include demolition of the existing kitchen extension and the erection of a single storey side and rear extension to create a full width single storey wrap-around rear extension. It would measure between 7.8m and 4.3m in length by 5m in width by 3.1m in height. The proposed single storey extension would be located at the rear at ground floor level and would include a flat roof. It would match the depth but not height of the adjoining large rear extension at no.71.

It would be considered subordinate to the 3 storey host building in terms of its scale and form as it would not visually compete with the main building and would still allow the upper floors of the rear elevation of the building to be read. The extension would not extend along the entire side return leaving a small courtyard area directly to the rear of the original building. **The height of the parapet on the boundary seems high at 3.2m and gives the impression of a somewhat bulky extension as viewed from the rear.** You would be advised to reduce the height of the parapet to **below 3m** to ensure that the extension remains subordinate in height and bulk compared to the neighbouring property.

The plans appear to suggest that the extension would be constructed from block work and finished in white render with black bi-folding doors. The existing house is constructed from London stock brick and you are advised to use this material in the construction of the extension rather than blockwork which would result in facades with a very flat appearance. The use of contemporary material such as aluminium for the bi-folding doors is acceptable.

The area immediately to the rear of the house is covered in paving slabs with a retaining wall that creates access to the rear garden. The existing rear garden includes a patio area and a seating area to the rear that is covered in timber decking. It measures approximately 105 sq.m. **The extension would reduce the size of the garden by approximately 20 sq.m to 81 sq.m.** The proposed extension would retain a useable rear garden area and the extension would not be considered to overwhelm its garden setting. It is acknowledged that the extension would be full width; however there are a number of properties along this part of Sherriff Road that have similarly sized single storey rear extensions, the most recent being the neighbouring property at no 71 (approved in 2019). The proposed extension would not have a harmful impact on the character or appearance of this part of Sherriff Road.

- **Replacement windows**

The new windows should match as closely as possible the size, design, colour, opening methods, profile and proportions of the existing timber framed windows within the building to ensure the new windows would not harm the character and appearance of the host property or streetscene. Detailed drawings of the existing and proposed replacement windows would be required to be submitted as part of any future planning application.

## **6. Basement excavation**

**The proposal would include lowering of the internal basement floor by 0.8m from 2m to 2.8m. Two new lightwells would be created – one at the front and one at the rear of the building to allow light into the enlarged basement area. Basement development must not cause harm to neighbouring properties; the structural, ground or water conditions of the area; the character and amenity of the area; or the character of the building and area.**

**Policy A5 of the Camden Local Plan sets out relevant guidance when assessing basement development, as well as relevant guidance within CPG Basements (2021). The proposed basement excavation would be assessed against and should comply with all the criteria within the guidance (criteria f to m) contained within policy A5 in terms of its size, location, scale and design. Each of the criteria should be listed and a narrative provided to demonstrate that the proposal complies with each one and this should be included in any future planning application. It would appear that, on the basis of the proposed lowering of the basement floor level under the existing house, the proposed excavation would comply with the basement guidance on dimensions and location. The lightwell to the rear would extend up to the boundary with the neighbouring property at no. 71 and would not comply with criteria (l); however as the existing rear extension at no. 71 extends up to the property boundary, this requirement does not need to be met.**

**The site is subject to underground constraints (subterranean groundwater flow and slope stability).**

**A Basement Impact Assessment (BIA) would be required to be prepared and submitted in accordance with the processes and procedures set out within Policy A5 (n to u) and the CPG Basements. The BIA would be independently audited by the Council's structural engineers before planning permission would be granted for any such basement development. The fees associated with the audit would be required to be paid for by the applicant.**

## **7. Amenity**

The neighbouring properties that would be required to be assessed as part of any future application are nos. 67 and 71 Sherriff Road.

No. 71 has a single storey rear extension at garden level that is similar to the proposal in terms of its location at the rear, size and height. The increase to the height of the parapet wall for the length of the extension on the boundary with no. 71 to 3.2m would be approx. 3.8m when viewed from the neighbouring property's garden due to the slope of the land. Due to the presence of the existing single storey rear extension, there would not be a harmful impact on the garden level windows. There is a window at ground floor level on the rear elevation of the main building that appears to serve the living room. The proposed extension may break the notional 45 degree line when drawn from the centre of the window as well as the 25 degree line when taken vertically from this window. If this is the case, it would be necessary to submit a daylight and sunlight assessment to demonstrate that the proposal would not have an adverse impact on the daylight received into this room. Two ground floor windows in the side elevation of the existing closet wing of no. 71 serve a toilet and bathroom. As these rooms are not habitable rooms the proposal would not be considered to materially affect these windows and would be considered acceptable. No new windows or openings in the proposed extension would directly face the habitable windows of no. 71 so there would be no direct overlooking.

At no. 67 the use of the rooms served by 2 windows in the rear elevation of the single storey rear extension are not known. From the photos submitted they appear to show that the room is possibly used as a kitchen or bathroom. There is an existing wooden boundary fence that separates the properties that measures approx. 2.8m in height. The fence already affects the daylight and sunlight into the room that is served by these windows as well restricting outlook to the west. The proposal would result in an increase in height and depth adjoining this extension but would not adversely affect the amenities of no. 67 Sherriff Road in terms of loss of outlook and daylight. No new windows or openings in the proposed extension would directly face the habitable windows of no. 67 so there would be no direct overlooking.

Two roof lights would be installed in the roof of the new extension. These are of a size that would not result in any harmful light spill to the neighbouring properties and would be considered acceptable.

## **8. Transport**

Given the extent of the excavation works to both the basement and the rear garden, together with the demolition and extension works, it is considered that a future application of this nature would require a Construction Management Plan and associated Implementation Support Contribution of £3,920 and Impact Bond of £7,500 to be secured by means of a Section 106 Agreement.

A financial contribution for highways works may need to be secured by a section 106 agreement in order to cover the costs of any repairs to transport infrastructure if there is any construction damage to reinstate all affected transport network links and road and footway surfaces.

## **9. Landscaping and biodiversity**

The single storey rear extension would include a flat roof. You would be encouraged to provide a green roof on the extension to reduce rainwater run-off and improve biodiversity. Details of the green roof should be submitted as part of any future application.

## **10. Conclusion**

The proposed works would be supported in principle subject to final plans and the submission of independent supporting reports to demonstrate that the proposal would not cause harm to neighbouring properties; the structural, ground or water conditions of the area; the character and amenity of the area; the architectural character of the building and area.

*This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.*

If you have any queries about the above letter or the attached document please do not hesitate to contact Elaine Quigley on 020 7974 5101.

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

Yours sincerely,

Elaine Quigley  
Senior Planner