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Your ref: APP/X5210/W/22/3312142
Our ref: 2021/5689/P
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Dear Ms Emily Barnard

Planning Appeal by Ms Kaysi Mangrai
Site: Flat A 18 Caversham Road London NW5 2DU

Appeal against the refusal of planning permission for ‘Construction of a single storey full width rear extension, to ground floor flat’

The Council’s case for this appeal is largely set out in the officer’s delegated report. This details the site and surroundings, the site history and a consideration of the main issues: design and amenity. A copy of the report was sent with the questionnaire.

In addition to the information sent with the questionnaire I would be pleased if the Inspector could take into account the following information and comments, before deciding the appeal.

Summary of issues

The application site is 4 storey semi terraced property, located on the northern side of Caversham Road. The property is subdivided into two flats and this application relates to the ground floor flat, known as flat A. The property is not listed but it is located within the Bartholomew Estate Conservation Area. The Conservation Area Statement notes that the property makes a positive contribution to the character and appearance of the conservation area. The site falls within the Kentish Town Neighbourhood Plan Area.

It is acknowledged that applicant considers that the proposed development is acceptable. However, the council considers that the principle of a smaller rear extension would be acceptable, but a full width rear extension would be over-dominant and would not appear as a subordinate addition which would detract from the established character and common pattern of development.

Planning permission is sought to construct a single storey full width rear extension. The rear extension would measure 4m in depth, 3m in height and 7.6m in width. The extension would be constructed in brick with glazed sliding doors. The roof would be flat with a green sedum roof. Planning permission which was refused on 23 August 2022.

The planning application was refused on the grounds that:

1. The proposed rear extension by reason of its scale, bulk and full width projection would be an unsympathetic and dominant feature in its context, detrimental to the

appearance of the application property, the terrace of which it forms part and the Conservation Area contrary to policies D1 (Design), D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

The Council's case is largely set out in the officer's report, a copy of which was sent with the questionnaire. In addition to this information, I would ask the inspector to take into account the following comments

Relevant History

Application site:

No relevant site history

Below is a list of neighbouring properties which have been granted permission for half width single storey rear extensions. The council considers the principle of a rear extension acceptable but due to the intact semi-detached pairs of no's 6 to 26, a half width rear extension would be more appropriate.

Neighbouring properties:

70 Caversham Road

2022/0704/P- *Erection of a single storey rear extension at lower ground floor level and an enlarged balcony at upper ground floor with timber fences and planters.* **Granted 12/05/2022**

12a Caversham Road

2018/1750/P- *External alterations and excavation works including erection of a single storey rear extension at lower ground floor level with associated roof terrace and integral external staircase and re-landscaping of rear garden area.* **Granted 09/07/2018**

21 Caversham Road

2014/5147/P- *Erection of single storey rear extension to lower ground floor flat.* **Granted 13/10/2014**

Status of Policies and Guidance

The London Borough of Camden Local Plan was formally adopted on the 3rd July 2017. The policies cited below are of relevance to the applications.

Camden Local Plan 2017

Policy A1 – Managing the impact of development
Policy D1 – Design
Policy D2 – Heritage

Kentish Town Neighbourhood Plan 2016

Design Policy D3: Design principles

Camden Planning Guidance

In refusing the application, the Council also refers to supporting documentation in Camden Planning Guidance. The specific clauses most relevant to the proposal are as follows:

PG Amenity (2021)

Section 2

CPG Design (2021)

Section 5.16- 5.19

CPG Home Improvements (2021)

Section 2.2.3

Bartholomew Estate Conservation Area Statement 2000

Comment on the Appellant's Ground of Appeal

The appellant grounds of appeal can be summarised as follows:

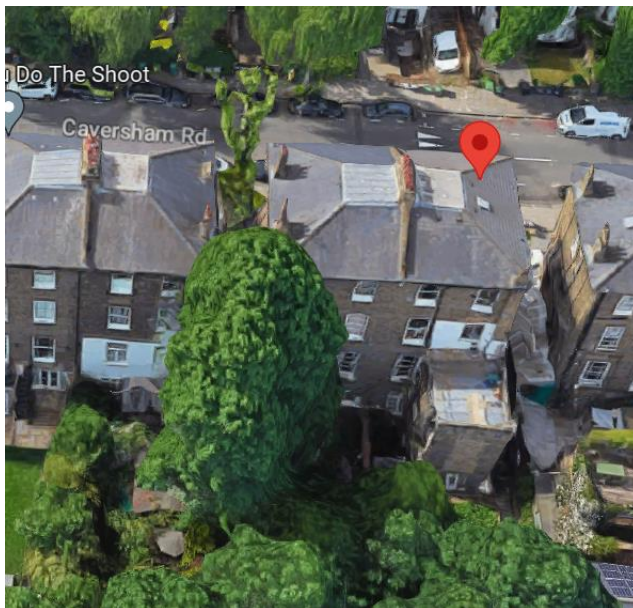
1. The appellant states that the council took 7 months to provide the pre application advice sought under planning ref 2021/3753/PRE and did not receive any update after trying to contact the planning officer. As a result, the appellant submitted a planning application without pre application advice.
2. The appellant argues *'the extension is clearly subordinate to the host building. It cannot reasonably be described as dominant or detrimental to the host property. It terminates at first floor level; it is less than half the depth of the building; and it doesn't extend beyond the width of the rear elevation. It is a small and inoffensive addition to a large semi-detached building. Its scale, design and appearance causes no harm to the character and appearance of the host property. The property also retains a large and useable rear garden.'*
3. The appellant refers to the conservation area statement (CAS) and considers that the proposed extension would not read as a dominant addition and accords with the CAS, which states that *'rear extension would be acceptable if the extensions are small in terms of their scale, subordinate to the original building, do not encroach significantly into the rear garden space, or harm public views of the rear garden'*
4. The appellant provides an example of a neighbouring property no.21A which received planning permission for a rear extension under ref 2014/5147/P which according to the appellant, the council would consider acceptable. This extension has a depth of 4.5 metres, a height of 3.15 metres and covers more than half the width of the rear elevation.
5. Additionally, the appellant argues that the *'proposed extension in this appeal has a smaller depth and is slightly lower than the above consented rear extension. Whilst it is full width, this does not create an extension that is substantially larger or dominant. Regardless of whether the proposed single storey extension is half, $\frac{3}{4}$, or full width, the resultant impact is the same; there is no harm to the Conservation Area.'*

6. The appellant also cites a recent permission ref 2022/0704/P granted at no.70 Caversham Road which the appellant thinks should be taken into consideration and as it highlights the council's inconsistency in decision making as this extension is a full width rear extension.

The Council's comments on the grounds of appeal

The Council does not accept the appellant's assertions for the following reasons. The Council will address each of the appellant's grounds for appeal in the order they are set out above.

1. Although the pre application advice was issued some 7 months after submission, it should be noted that the council never received any communication from the applicant or never received an email requesting an update for the pre application advice. The appellant submitting an application prior to receiving the pre application advice without even requesting an update on the pre application is the appellant's choice. However, once the planning officer was assigned to the planning application the appellant was sent the pre application advice requesting them to revise the proposal (see appendix 1 for the pre application advice issued under 2021/3753/PRE).
2. The council disagrees that the extension would not cause harm to the character and appearance of the host property. As outlined, many neighbouring properties on this side of the street, do not have rear extensions and the properties which do, are half width and one storey with the expectation of 6A which is still half width but is two stories (see below). It should also be noted permission was never granted for the extension at 6a Caversham Road.

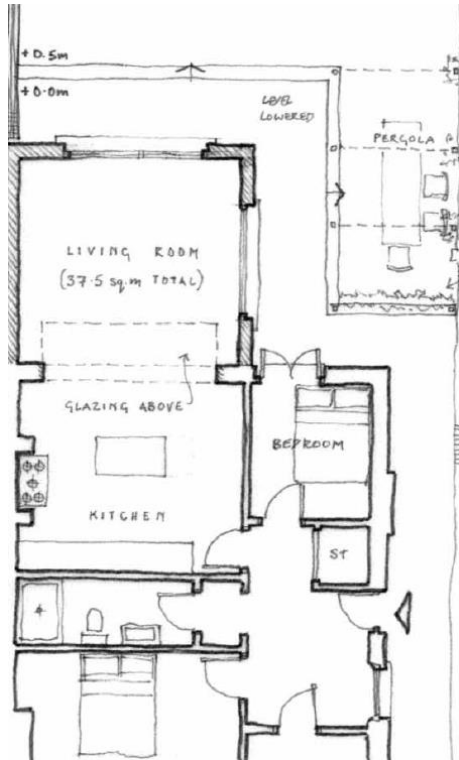


Rear extension at 6a Caversham Road

3. Although, the development would not be visible from the streetscene and only from private views within the terrace, it is considered that a full width extension would be over-dominant. More importantly, the proposed extension is considered to disrupt the consistency of the rear elevations of the terrace and would have a negative impact on the character and appearance of the host dwelling, wider terrace and surrounding conservation area.



4. The council agrees that a smaller rear extension in principle could be acceptable but a full width extension is considered unacceptable. Additionally, as outlined in the CAS (see appendix 2 page 25), rear extensions can alter the balance and harmony of a property or a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions although not widely visible can affect the architectural integrity of the building to which they are attached that the character of the Conservation area is prejudiced. As a result, such extensions should not be more than one storey in height and half width.
5. The example extension outlined by the appellant at no.21 Caversham Road (see below) highlights the Council's advice that a rear extension just a little over than half the width of the rear elevation would be more appropriate and in keeping with the character and appearance of the host building and the surrounding conservation area. However, the council disagrees that the full width of the proposed extension does not impact the character and appearance of the host dwelling and the conservation area. As stated in para 3 the fact that this terrace has retained this consistency along the rear elevation only serves to heighten the significance of this retained arrangement.



Proposed floorplan of extension granted under 2014/5147/P at 21 Caversham Road

6. The council disagrees with the appellant that the recent decision granted at no.70 under ref 2022/0704/P is a precedent. Nos 18 and 70 are different in context. As shown in google imagery, the subject site and the terrace it forms part of is different in terms of its architectural composition and detailing (see below). The houses in the row (nos. 2-26) were evidently built together and their uniform group appearance significantly contributes to the special character of this section of the conservation area (hence their designation as positive contributors). Unlike the row at nos 52-72, this subject site and terrace has retained a clear consistency and coherent appearance by maintaining the rear elevations and where extended have only been half width.



Rear elevation of the application site



rear elevation of no.70 Caversham Road

7. The most recent extension granted along this terrace is at no.21 Caversham Road under planning reference 2018/1750/P. This proposed extension is considered to comply with the Bartholomew guidance as it would not be more than one storey in height and half width. As a result, the proposed full width rear extension subject to this appeal would sit at odds within the row, harming its group character.



Proposed extension granted at no.21 Caversham Road

Delegated report

The full assessment is set out in the delegated report.

Other Matters

On the basis of information available and having regard to the entirety of the Council's submissions, including the content of this letter, the Inspector is respectfully requested to dismiss the appeal. In the event of the appeal being allowed the conditions provided below.

If any further clarification of the appeal submissions is required please do not hesitate to contact Enya Fogarty on the above direct dial number or email address.

Yours sincerely

Enya Fogarty
Planning officer
Regeneration and Planning

Proposed Conditions

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:

000 PL1; 001 PL1; 010 PL1; 020 PL1; 030 PL1; 031 PL1; 100 PL; 101 PL; 200 PL; 300 PL; 301 PL; Design and Access Statement prepared by Clive Sall Architecture dated November 2021

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. Prior to commencement of development, full details in respect of the green roof in the area indicated on the approved plan shall be submitted to and approved by the local planning authority. The details shall include:
 - i. a detailed scheme of maintenance,
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used,
 - iii. full details of planting species and density.

The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

5. The flat roof of the single storey rear extension hereby approved shall not be used as a balcony or terrace or for any other ancillary residential purposes.

Reason: To prevent undue overlooking of neighbouring residential sites in the interests of the amenity of surrounding occupiers, in accordance with policy A1 (Managing the impacts of development) of the Camden Local Plan 2017.