

Date: 26/05/2022
Our reference: 2021/5109/PRE
Contact: Miriam Baptist
Email: miriam.baptist@camden.gov.uk

Dear Sir/Madam,

Re: 11 Elsworthy Road, London, NW3 3DS

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

- Erection of double storey side extension with a green roof
- Works to the rear including erection of single storey rear extension with a green roof and first storey rear access to garden
- Potential movement of pier to front garden steps to accommodate wheel-chair access around tree roots.

Drawings: A-001, A-002, A-003, A-004, A-005, A-006, A-007, A-008, A-009, A-010, A-011, A-101 B, A-200-B, A-201-B, A-202-B, A-203-B, A-300-B, A-301-B, A-302-B, A-400-B, A-401-B, A-402-B, A-200-D, A-201-D, A-202-D, A-203-D, A-300-C, A-301-D, A-302-D, A-400-D, A-401-C, A-402-D, A-100-A.

Constraints

- Elsworthy Conservation Area (positive contributor)
- Article 4 Heritage and Conservation
- Article 4 Basements
- TPO – Mature Beech

Relevant Planning History

Application Site

2015/2964/P - Change of use from two self contained maisonettes into one self-contained dwellinghouse and alterations to the front entrance (Class C3) – **Granted 03/08/2015**

8601415 - Erection of a spiral staircase and installation of a window at the rear – **Granted 03/10/1986**

27053 - The extension of the existing balcony at the rear. – **Conditional 20/11/1978**

CTP/18033 - The formation of a new means of access to the highway, at 11a Elsworthy Road, N.W.3. – **Refused 14/02/1974**

CTP/16981 - The change of use of the 1st, 2nd and 3rd floors of 9 7 11 Elsworthy Road, NW5 to 2 s/c maisonettes, including works of conversion, and the replacement of the two existing dormers at the rear. – **Conditional 20/12/1973**

34466 - The conversion of 11 Elsworthy Road, Hampstead – **Conditional 05/08/1946**

Neighbouring site(s)

13 Elsworthy Road

2021/2071/P - Erection of a part single, part two storey side extension; single storey rear extension with terrace above, replacement steps to rear garden; replacement of windows; replacement of existing side roof dormer and enlargement of rear dormer including addition of rear balcony; air conditioning unit within roof extracted through external terrace, associated landscape works and new garden outbuilding. **Granted 20/08/2021.**

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)

Elsworthy Road Conservation Area Appraisal and Management Strategy (2009)

Assessment

Heritage and Design Considerations

- The application site is located within the Elsworthy 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). The Elsworthy Road Conservation Area Appraisal and Management Strategy identifies No. 11 as

making a positive contribution to the character and appearance of the conservation area.

- 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 double storey side extension with a green roof

The houses found along the south side of Elsworthy Road were built as a set of detached and semi-detached Italianate villas and generally follow the pattern of three storeys with semi-basements and raised ground floors approached by impressive front boundary steps. These days the properties also include a habitable attic storey. Street frontages are set back from the street along a consistent building line, and the houses or pairs of houses stand within their own distinct plots. Thus the rhythm of the buildings along the street and gaps thereby created allow for glimpsed views through to rear garden trees and foliage, this together with the front gardens and street trees all contribute to the relaxed and verdant character of the street. The sequential development of the area has given rise to variation in architectural detailing both along and across the street which also contributes to the streetscape character and appearance.

Elsworthy Road conservation area appraisal states that 'Nos 11 and 13 are notable for their ornate wrought iron and stained glass porches which unify the two blocks' (p.24). The group are considered to be 'positive contributors' to the character and appearance of the conservation area and therefore are considered non-designated heritage assets and as such are protected by policies both in the local plan and the NPPF.

The proposal reduces the gap between Nos.11 and 13. It is noted that the gaps between pairs of houses contribute to the character and appearance of the streetscape and thus also part of the sense of place identified as part of the significance of the conservation area. The two pairs of houses are symmetrically organised around this gap therefore the massing of any extension must be carefully considered. Furthermore, CPG Home Improvements guides that side extensions should be secondary to the host building in terms of location, form, scale etc.

The forward projection at lower ground floor level on the front façade is visually masked to a certain extent by the tree in the front garden but due to the symmetry of the houses is more significant than the similar projection at No.9. In terms of the side extension, the setback and height should either mirror or be less than the recent extension permission for a side extension at no 13 Elsworthy Road (reference 2021/2071/P). Less set back at lower ground floor may be acceptable as this is less conspicuous from the street and there is a wall there currently.

In terms of green roofs these are usually supported in line with reducing flood risk, increasing the biodiversity of the site and enhancing green connections with gardens and the green character of the wider Conservation Area.

It appears that the door at lower ground level on the front of the house is proposed as glazed, this is considered an inappropriate feature for the front elevation of a villa such as this. Any new doors to the front elevation should be timber and panelled in line with the architectural style of the property.

As with the relationship between proposed rear extension and first floor bay window, the proposed green roof to the side extension appears rather close to the cill of the original stair window at the side of the house. Greater physical separation is advised to prevent potential issues of damp and rot.

Despite this, the introduction of a green roof above new extensions is encouraged as it has a positive impact on biodiversity and helps reduce flood risk which helps compensate for garden space lost.

More details of materials will be required at application stage to make sure those chosen are high quality and contextual.

Works to the rear including erection of single storey rear extension with a green roof and first storey rear access to garden

There is no objection, in principle, to a single storey rear extension with green roof above; however, there are some design concerns. The bay window element should be removed, particularly as it does not align with the bay window above and is not in the historic position of the original bay. A simpler, straight rear façade would be more appropriate.

It is noted that in visualisations of the design proposed the extension and green roof appear to rise too high on the rear elevation, without respecting and allowing breathing space for the historic bay window above. If this is pursued at application stage the design will need to be carefully considered to limit this. Otherwise, you are advised to lower the height of the rear extension.

There is no objection, in principle, to the rear access to the garden from first floor. Any balustrade will need to be traditional black railings particularly at this higher level of the facade.

Potential movement of pier to front garden steps to accommodate wheel-chair access around tree roots

The prominent Beech tree in the front garden is protected by a Tree Protection Order (TPO) and there are a number of trees in the rear and other gardens that should be taken into account in the design process. Any formal application would need to be accompanied by a Tree Survey as well as an Arboricultural Method Statement and Tree Protection Plan. In this case where there is planned excavation for a ramp within the root protection area of a very prominent TPO tree we would need evidence

that the tree would not be damaged in the form of root radar or carefully undertaken trial pits. It may be necessary to consider an alternative design.

Moving the pier to accommodate wheel-chair access path may be possible if the alteration to the bottom of the stairs is resolved sensitively; however, in light of the nearby protected tree other design options for establishing disabled access to the lower ground floor are welcomed.

Neighbouring Amenity

There are no significant amenity concerns identified at this point. The extensions will need to be assessed in terms of loss of daylight and sunlight to surrounding properties. There is no increased chance of overlooking or loss of privacy to neighbours expected from the proposed works. The proposed staircase from the upper ground floor to the garden is intended to facilitate garden access rather than be used as a terrace, which would raise overlooking issues.

Conclusion

While much of the proposal is acceptable, in principle, some further development is necessary. The key points are summarised below:

- The two storey side extension needs to respect the historic gap between the buildings – it should be equivalent or less than the side extension granted to adjacent number 13.
- The rear extension is acceptable, in principle, but may need some refinement in terms of its design.
- Green roofs are encouraged but must respect the existing building features in terms of design and in terms of avoiding potential damp and rot.
- Detailing and materiality needs to be appropriate to the conservation area, particularly on the main façade and where visible from surrounding properties.

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 for an acceptable form of development at 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