

London Office:
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30/10/2023

Sent via email only:

Lauren.Ford@camden.gov.uk

Dear Lauren,

PLANNING APPLICATION (REF: 2023/2816/P) – THE TOWN & COUNTRY PLANNING ACT 1990

SINGLE STOREY GROUND FLOOR REAR EXTENSION, NEW ROOFLIGHT TO FRONT AT SECOND FLOOR. DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND BAY WINDOW AT THE REAR OF THE PROPERTY AT GROUND FLOOR. REMOVAL OF A TEMPORARY STORAGE UNIT TO THE SIDE OF THE PROPERTY.

36 LAMBOLLE ROAD, LONDON, NW3 4HR

Please accept this covering letter as an accompaniment to this planning application for the proposed works at 36 Lambolle Road. This letter provides a summary of the site, planning history and proposed development. This application is also supported by a set of existing and proposed drawings and design pack.

Planning History

Conservation Area Consent was granted (Council reference: HB/9560042) in 1995 for the demolition of a rear bay window and single storey kitchen extension. The approved plan for this consent is not available, however based on the description, it does not appear that this consent was ever carried out.

The Proposal

Initially, the application submitted to the Council was for the demolition of the existing ground floor rear/side extension and its replacement with a full width rear to side extension. The application also includes the installation of a new rooflight on the front elevation.

Following comments from the case officer regarding the rear extension, alterations have been made to the submitted scheme, which are enclosed with this letter. Specifically, these alterations comprise

the 'pulling back' of the proposed rear extension by 1m from the side boundary with a staggered rear elevation with the existing extension retained as the main focus.

The following seeks to justify the proposed development against national and local planning policy, permitted development rights, as well as the surrounding built environment.

Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following sections are relevant to the consideration of this application; section 12 (achieving well designed places) and section 16 (conserving and enhancing the historic environment).

Local Planning Policy

For the purposes of this pre-application, the adopted Development Plan for the London Borough of Camden comprises the London Plan (2021), the Camden Local Plan (2017) and the Camden Supplementary Planning Documents and Guidance.

Planning Assessment

Design, visual and heritage impacts:

Camden Local Plan (CLP) Policy D1 requires development to be of the highest architectural and urban design quality and have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is reflected in London Plan Policy D4 (Delivering Good Design). Specific guidance in relation to extensions to existing properties and achieving good design is further provided in the 'Home Improvements' and 'Design' Camden Planning Guidance (CPG).

CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and Listed Buildings. These aims are further reflected in London Plan Policy HC1 (Heritage Conservation and Growth).

The existing site comprises of an irregular shaped rear extension which currently does not benefit the layout of the site or provide any design or heritage improvements to the site or the wider conservation area. Furthermore, the removal of the bay window has been previously approved.

The site is within the Belsize Park Conservation Area, which includes an Article (4) direction that removes some permitted development rights. The Article (4) direction does not remove permitted development rights for rear extensions.

This covering letter is accompanied with the existing layout of the site, the proposed development as well as what would be possible under Schedule 2, Part 1, Class A of the General Permitted Development Order (GPDO) (2015). Given that there are no Article 4 directions restricting this type of permitted development, it should be seen as a genuine fallback position that should be considered as part of the proposed development. Under permitted development rights, a single storey, full width rear extension, which would include the removal of the rear bay, would be possible. It is therefore pertinent for the Council to consider the that the loss of the bay window, and a full width footprint of the rear extension could be obtained without the consent of the Council.

Bearing in mind the permitted development allowances, the revised scheme has been designed to take into account the Council's concerns, whilst also accepting the valid fallback position of a single storey rear extension. The proposal has been reduced in depth to provide a stepped in, staggered approach to the rear elevation, this will reduce the bulk of the extension and provide visual interest to the rear façade. As well as restoring a setback from the side boundary, in accordance with the case officer's comments, but despite the allowances given under permitted development rights.

This staggered approach has a strong precedent within the local area and was deemed appropriate within the terrace as seen at No.30 Lambolle Road. Planning permission was granted for that property on the 22nd January 2019 (ref: 2018/5492/P) for the erection of single storey rear extensions and side fenestration alterations. The site similarly had an existing unsymmetrical rear extension and the proposed development squared off this extension with a stepped back, infill extension, to the full width of the rear elevation. This development was deemed appropriate to both the host dwelling, associated terrace and surrounding conservation area. Please note that since January 2019, neither the Camden Local Plan or Belsize Conservation Area Statement have been updated, and therefore the same policies still apply.

In addition to the above, further comparable development can be found at 24 Lambolle Road, also within the same terrace. On the 3rd July 2013 planning permission was granted at that property (Ref: 2013/2730/P) for the erection of single storey extension to rear and side of existing flat and alterations to rear window at ground floor level (Class C3). This development also follows a stepped back approach to rear extensions and is full width across the rear elevation. Whilst it is acknowledged that the Camden Local Plan has been updated since 2013, design policies have remained consistent and this scheme was also considered appropriate under the Conservation Area Statement, which has not been updated since this decision.

Whilst the above examples benefit from recent planning consents, there are a significant number of additional properties within the local area, indeed the same terrace, that benefit from existing, full width rear extensions. Attention is specifically drawn to No's 12, 22, 26, 28, 30, 32, 34, 36, 38, 40, 42,44, 46 and 48. Whilst some of these sites pre-date current planning policy, many were assessed under the Belsize Conservation Area Statement, which was adopted in 2003. These developments therefore provide a strong local context for residential extensions within the local area that are supported by Camden's adopted policy guidance. They are material considerations when considered the existing context and character of the area.

To conclude, the proposed development builds upon an existing arrangement of the rear elevation. The proposed extensions have been stepped in from the boundary as well as staggered to ensure that the proposed development is subservient in nature to the host dwelling. This form of development has been found acceptable within other properties in the same terrace. The genuine fallback position would still stand that a full width rear extension could be carried out via permitted development.

With regards to the front window in the roof slope, there are 7 other properties within the associated terrace that have front windows within the roof slope. An additional 2 properties have front dormer windows which are of a much more dominating visual impact. Planning permission was granted (ref: 2017/0745/P) on the 10th April 2017 at No.40 Lambolle Road for the insertion of 2 rooflights to the front roof slope, 1 rooflight on the side roof slope and insertion of new timber sash window to the rear elevation at first floor level. These are highly visible from the street and wider conservation area, it is therefore considered that the proposal for one front window to the roof slope would be appropriate to the host dwelling and match the existing character of the street and associated terrace.

Residential amenity:

CLP Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. Further guidance is provided in CPG Amenity which sets specific standards of development with regard to amenity.

Given the siting of the proposed development, its single storey height and being pulled in from the site boundary it can be considered that there would be no adverse impact on neighbouring properties in regard to overbearingness, sunlight and daylight, privacy or outlook.

Summary

The proposed development is pulled in from the side boundary, following case officer's comments to ensure that the proposed development is subservient to the host property despite the genuine fallback position of a full width rear extension via Class A of the GPDO. The proposed development provides a staggered approach which has been deemed appropriate within the associated terrace as well as a single front roof slope window which can be seen as a key characteristic within the wider streetscape.

Therefore, the proposed works are considered to respond positively to the character and appearance of the conservation area and host property. The development fully accords with the development plan and national planning policy guidance, and it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours sincerely,

Stuart Minty
Director
SM Planning