

H04

Design, Access & Heritage Statement

**3 Northumberland Place
London
W2 5BS**

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Introduction

1. This Planning and Heritage Statement has been prepared by Liddicoat & Goldhill LLP architects (the Agent) to accompany a Householder Planning and Conservation Area Consent Application by Lydia Johnson and Alec Mckinlay (the Applicants).

Site Description

2. The application site is a two storey, plus basement and attic floors, terraced family home located on Lambolle Place.
3. The house was extended approximately 10 years ago with a basement, attic conversion and associated lightwell to the front and flat roof dormer to the rear.
4. The site is located within the Belsize Park Conservation Area.

Outline of Proposed Works

5. The proposals include the extension of the existing flat-roof dormer on the rear roof slope to add a small amount of additional space and light to a bathroom.
6. The extended section of glazing will maintain the height and depth of the existing dormer; both parts will be re-glazed in minimal-framed PPC aluminium double-glazed windows.
7. In addition two flush conservation rooflights are proposed to the front roof slope.
8. A flat solar array is proposed on the top roof, for domestic generation and car-charging.
9. Condenser units for Air Source Heat Pumps for heating, hot water and cooling are proposed to the ground floor front yard, screened visually behind louvred panels. The heat pumps will remove the property from the gas grid and decrease its carbon footprint.

Relevant Context

10. The application site is in Sub Area 3 of the Belsize Conservation Area, characterised by a mix of residential and commercial mews, subservient to the grander villas nearby.
11. The terrace of mews are in white-painted brickwork, with a consistent mansard roof and various treatments to the forecourt space; in the case of the application site, a modern basement extension has created contemporary living spaces addressing a basement courtyard.
12. All of the other residential properties on Lambolle Place have rooflights to the front roof slope and all have dormers to the rear, varying in size and number, including several with full width flat roof extensions.
13. On Lambolle Place there are at least two recently granted applications for full width rear roof extensions, 21 Lambolle place (2019/4305/P) and 23 Lambolle Place (2018/2455/P)

Appraisal

14. The limited scale of proposed development, and its visual consistency with the existing context entails no harm to the Conservation Area.
15. Further, the discreet introduction of on-site renewables accords with Camden's policy to reduce carbon emissions without visual or amenity harm to the area.

Access

16. No changes to the property's access arrangements are proposed.

Conclusion

17. The proposals have no negative impacts on the conservation area and we trust that Camden will grant planning permission within the statutory timeframe.