

Delegated Report		Analysis sheet		Expiry Date:	
		N/A		Consultation Expiry Date: 03/06/2024	
Officer			Application Number(s)		
Ewan Campbell			2024/0897/P		
Application Address			Drawing Numbers		
7 Lambolle Place London Camden NW3 4PD			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Extension of existing dormer with PV panels on rear roof slope, two new rooflights to the front roof slope, new glazed doors to front elevation, new painted metal access gates and new condenser unit					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
		No. of responses	00	No. of objections	00
Neighbour Consultation		A site notice was displayed on 17/05/2024 and expired on 10/06/2024 A press advert was published on 23/05/2024 and expired on 16/06/2024 No comments have been made			
Belsize Park CAAC		The Belsize Park have been consulted and have not raised an objection			
Site Description					
The property is a three storey, including roof space, terrace house fronting Lambolle Place and backing on to the mews of Lancaster Stables to the rear. There is no private outdoor amenity space provided at the property. The house is split into two flats, both units have their own front door accessed via Lambolle Place.					

This application relates to the upper flat, which comprises living accommodation at 1st floor and the existing loft/ roof space, 2nd floor.

The property is not listed but is within the Belsize Conservation Area.

Relevant History

2004/2437/P - The formation of a basement level front lightwell and extension to the habitable floorspace in the basement as a variation to the planning permission ref PWX0202635/R1 for change of use from B1 garage at ground floor level and residential maisonette at first and second floor levels to a single dwellinghouse, incorporating various extensions and alterations. **Granted 27/07/2004**

2005/0739/P - Erection of single dormer window on rear roof slope and installation of replacement sash windows at rear 1st floor level, as a revision to planning permission (ref. 2004/2437) granted 27th July 2004 for the change of use from B1 garage at ground floor level and residential maisonette at first and second floor levels to a single dwellinghouse, incorporating various extensions and alterations, including rear window replacements. **Granted 26/04/2005**

National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A4 Noise and vibration

Policy D1 Design

Policy D2 Heritage

Policy CC1 Climate change mitigation

Policy CC2 Adaption to Climate Change

Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Camden Planning Guidance (CPG)

CPG Design (January 2021)

CPG Amenity (January 2021)

CPG Home Improvements (January 2021)

CPG Energy Efficiency and Adaption (January 2021)

Belsize Park Conservation Area Appraisal and Management Strategy 2003

Assessment

1. PROPOSAL

- 1.1. Extension of existing dormer and alterations to fenestration detailing
- 1.2. PV Panels
- 1.3. New roof lights
- 1.4. New condenser unit

2. CONSIDERATIONS

- 2.1. The material considerations for this application are as follows:
 - 2.1.1. Design
 - 2.1.2. Amenity
 - 2.1.3. Energy and Sustainability

3. ASSESSMENT

Design

- 3.1.1. Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and 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. Camden's Development Policies Document is supported by CPG (Design) and the Belsize Park Conservation Area Statement.
- 3.1.2. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") is relevant to the determination of this application. It requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 3.1.3. In terms of the proposed dormer, our guidance within the Home Improvements CPG is that the dormers should be subordinate to the roof slope and not dominant. To do this the dormer should be taken up from the eaves, taken down from the ridge and set in from the sides.
- 3.1.4. In this case there is an existing dormer which is of an appropriate design for the roof form, as whilst it is not taken up from the eaves, set down from the ridge it is set in from the sides. Combined with the smaller fenestration details including windows the dormer still appears subordinate with the roof slope and complies with our CPG.
- 3.1.5. The proposed dormer appears overly excessive, very dominant and almost completely covers the roof slope. The scale appears excessive in this roof top location where it will be prominent in private views in the Conservation area. The incongruous nature of the scale coupled with the large glazed panels result in a unacceptable addition, in a prominent location which does not preserve or enhance the character of the conservation area.
- 3.1.6. In relation to the metal gates, these match the proportions as the existing gates on the street which has a mix of both metal and timber gates. Therefore, no objection is raised to this part of the scheme. In the event of an approval further details will be conditioned.
- 3.1.7. The proposed roof lights are acceptable in number, design and location. The AC unit would not be seen from the street or in private views and therefore does not impact on the Conservation or building. However, further concerns are raised below and therefore, the

principle of the AC unit is not accepted.

3.1.8. The proposed PV panels are acceptable in principle and the location on top of the existing dormer would be supported.

Amenity

3.1.9. 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. This includes privacy, outlook and implications on daylight and sunlight. This is supported by the CPG Amenity.

3.1.10. The proposals would not impact residential amenity by way of loss of outlook, daylight, or privacy. The principal consideration is the noise disturbance which would arise from use of the condenser units.

3.1.11. Policy A1 notes in paragraph 6.20 that when development that is likely to generate noise is proposed, the Council will require an acoustic report to accompany the application. Policy A4 seeks to ensure that noise sensitive uses (such as residential homes) are not negatively impacted by noise and vibration and states that the Council will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity. In assessing applications likely to generate noise, the Council will have regard to noise and vibration thresholds, set out in Appendix 3 of the Local Plan and other relevant national and regional policy and guidance and British Standards.

3.1.12. Appendix 3 sets out Camden's noise thresholds which reflect observed effect levels outlined in National Planning Practice Guidance. The thresholds set noise levels for: noise-sensitive development in areas of existing noise; and noise-generating development in areas sensitive to noise.

3.1.13. No acoustic assessment has been provided to demonstrate that the machinery meets Camden's noise thresholds and follows national and local plan guidance. Therefore it is considered that on this basis the proposal does not comply with A1 and A4 of the 2017 Local Plan in terms of protecting neighbour amenity against noise and vibration impacts.

Energy and Sustainability

3.1.14. Because the AC proposed in this application is for active cooling, as per policy CC2 and Energy Efficiency and Adaption CPG, schemes are required to demonstrate that other adequate measures have been considered and modelled before active cooling. In accordance with Policy CC2 of the Local Plan, the Council discourages active cooling. Using active cooling systems increases energy consumption and carbon emissions contrary to the aims and objectives of policy CC1. As a result, air-conditioning units are only permitted where thermal modelling demonstrates that there is a clear need for it after all preferred measures are incorporated in line with the London Plan cooling hierarchy. In addition, passive measures should be considered first. If active cooling is unavoidable, applicants need to identify the cooling requirement and provide details of the efficiency of the system.

The cooling hierarchy includes:

Minimise internal heat generation through energy efficient design; Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration,

insulation and green roofs and walls; Manage the heat within the building through exposed internal thermal mass and high ceilings; Passive ventilation; Mechanical ventilation; and Active cooling.

3.1.15. The Home Improvements CPG also suggests that passive cooling measures which do not rely on an energy source should be considered first, and these include the following measures: Shading (blinds, shutters, trees, vegetation); High performance glazing, specially treated or tinted glass; Green and brown roofs. This is in line with the cooling hierarchy as explained above.

3.1.16. In this instance, the applicant has not provided a dynamic thermal modelling assessment, so it has not been demonstrated that the property is at risk of overheating or that there is a requirement for cooling. Secondly, the applicant has not demonstrated that alternative measures within the cooling hierarchy have been considered and incorporated before resorting to active cooling. In the absence of this information, officers are not satisfied that the development has taken measures to minimise risks connected with climate change, and as such, the development is contrary to policy CC2 (Adapting to climate change) and it is recommended that planning permission is refused for this reason.

3.1.17. It is considered that, on the basis of all the issues as raised above, the application fails to comply with policies CC1 and CC2 of the 2017 Local Plan and advice in the Energy Efficiency and Adaption CPG.

4. RECOMMENDATION

4.1. Refuse Planning Permission for the following reasons:

The proposed extension to the existing dormer by reason of its design, bulk, and width would be detrimental to the character and appearance of the host building, streetscene and Conservation area. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017. The proposal would also be contrary to Camden's Home Improvements CPG guidance document.

In the absence of a noise impact assessment the submission has failed to demonstrate that the noise-generating machinery proposed within the development, meets Camden noise guidelines and Noise Policy Statement for England, National Planning Policy Framework (NPPF). Overall the proposal fails to comply with policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the 2017 Camden Local Plan.

In the absence of a Cooling strategy, the submission has failed to justify the need for active cooling by reducing and mitigating the impact of dwelling overheating,, thereby failing to minimise carbon dioxide emissions, contrary to policies CC1 (Climate change mitigation) and CC2 (Climate change adaptation measures) of the Camden Local Plan 2017.