



3 LAWFORD ROAD, LONDON, NW5 2LH

Heritage and planning statement

January 2025

Ohse Lauand Architects

1.0 INTRODUCTION

1.1 Introduction

This Heritage and planning statement has been prepared by Ohse Lauand Architects on behalf of the owners of the property to accompany the Householder Planning application for the proposed works at 3 Lawford Road, NW5 2LH.

Having lived at the property for over twelve years, the applicant’s family has grown from 3 (2 adults and a toddler) to 5 (with three children of ages 12, 9 and 7) in this time and they would like to extend their home to create a playroom which could also double up as a guest room. As with many residential properties, the use of the home has significantly increased since the Covid Pandemic and the changes in ways of working which came with that, all of which contribute to the need for additional space.

1.2 Applicant

The applicants are the owners of the house.

1.3 Proposed development

The proposal comprises:

- second floor rear extension

1.4 Application contents

The application is accompanied by the following documents:

- the application form
- Location Plan
- Existing and Proposed Plans, Elevations and Sections
- Heritage and Planning Statement
- relevant fee

The list below comprises the submitted drawings:

PL-000 LOCATION PLAN SITE PLANS EXISTING AND PROPOSED (1:625 & 1:100 @A1 and 1:1250 & 1:200 @ A3)

PL-001 EXISTING CELLAR AND GROUND FLOOR PLANS (1:50 @A1 and 1:100 @A3)

PL-002 EXISTING FIRST AND SECOND FLOOR PLANS (1:50 @A1 and 1:100 @A3)

PL-003 EXISTING LOFT AND ROOF PLANS (1:50 @A1 and 1:100 @A3)

PL-004 EXISTING FRONT AND REAR ELEVATIONS (1:50 @A1 and 1:100 @A3)

PL-005 EXISTING SECTION A (1:50 @A1 and 1:100 @A3)

PL-006 EXISTING SECTIONS B AND C (1:50 @A1 and 1:100 @A3)

PL-007 EXISTING SECTION D (1:50 @A1 and 1:100 @A3)

PL-008 PROPOSED CELLAR AND GROUND FLOOR PLANS (1:50 @A1 and 1:100 @A3)

PL-009 PROPOSED FIRST AND SECOND FLOOR PLANS (1:50 @A1 and 1:100 @A3)

PL-010 PROPOSED LOFT AND ROOF PLANS (1:50 @A1 and 1:100 @A3)

PL-011 PROPOSED FRONT AND REAR ELEVATIONS (1:50 @A1 and 1:100 @A3)

PL-012 PROPOSED SECTION A (1:50 @A1 and 1:100 @A3)

PL-013 PROPOSED SECTIONS B AND C (1:50 @A1 and 1:100 @A3)

PL-014 PROPOSED SECTION D (1:50 @A1 and 1:100 @A3)

2.0 SITE AND SETTING

2.1 Site

3 Lawford Road is a semi-detached, three storey property built during the 1860s. It is situated on the North side of Lawford Road and forms part of Sub-Area 2 the Bartholomew Estate Conservation Area. The house is set back from the road by a small garden with half height metal railings and a single gate.

The site shares a boundary to the East with No.5 Lawford Road, to the West with No.1 Lawford Road and to the North with No.18 Patshull Road.

There is a medium sized garden to the rear of the property and the side passage which runs between No.3 and 5 Lawford Road has been filled in with lightweight timber structures on both sides of the boundary.

The site is easily accessed on foot by, public transport and can be drive to by car.

2.2 Established use

The established use is as a dwelling house (C3a).

2.3 Site planning history

3 Lawford Road Ref:2024/1925P
Permission was granted in 2024 for a ground floor side extension and solar photovoltaics to the front and side of the main roof. The applicant intends to implement this permission.

3 Lawford Road Ref:2011/4498/P
Permission was granted in 2011 for a part single, part two storey rear extension with associated roof terrace at first floor (following demolition of existing part single, part two storey rear extension), single storey lean-to extension on the side (East) elevation and associated alterations to single dwelling house. This was implemented.

2.4 Relevant neighbour planning history

There is an established pattern of development to the rear of the North side of Lawford Road where ten properties have built a second storey extension above the closet wing. Three of these properties (No.15, No.37 and No.39) benefit from express planning consent but the others have been built over time with no indication of when. The lack of any enforcement action by the council in respect of these, did not generate such planning harm as to result in enforcement and/or was considered acceptable within the Conservation Area and has become part of the new urban landscape and of the Conservation Area itself.

37 Lawford Road Ref: 2015/0943/P
Permission was granted in 2015 for a second floor rear extension. This was implemented.

The reasons for granting permission given in the decision notice relating to this consent were as follows (emphasis supplied) :

The development will have some negative impact in terms of the creating [sic] additional bulk and mass to the existing rear extension and the height of the proposed extension would be within one storey of the eaves height of the dwellinghouse which is ‘strongly discouraged’ by CPG1 Design of the Camden Planning Guidance. However second floor rear extensions above the existing first floor rear extension have become a common feature along the rear elevations of Lawford Road and within close proximity of the application dwelling including No. 33, 39, and No. 41Lawford Road. The proposed flat roof design would also maintain a visually significant 1.5 metre gap between the proposed roof and the eaves height of the application dwelling. Given the proposed roof design, the proposed fenestration and use of materials combined with the established pattern of development, the proposed extension is not considered to be harmful to the character or appearance of the host building, street scene or the Bartholomew Estate Conservation Area.



39 Lawford Road Ref: PL/9400050
Permission was granted in 1994 for a second floor rear extension to the dwellinghouse. This was implemented.

The permission was granted following the designation of the Conservation Area in 1992, which suggests that the council viewed the proposal as not causing harm and would preserve or enhance the Conservation Area.

2.0 SITE AND SETTING

2.4 Relevant neighbour planning history cont.

15 Lawford Road, NW5 2LH Ref: 2017/2855/P

Permission was granted in 2017 for a ground floor single storey extension and the replacement of the existing second floor copper rear extension with a zinc extension. This was implemented.

The reasons for granting permission given in the decision notice note (inter alia) that:

‘The massing of the proposed extension is considered an improvement and a lightweight partially glazed structure would complement the host building and enhance the character and appearance of the conservation area.’



70 Patshull Road, NW5 2LD Ref: 2008/5179/P

Permission was granted in 2008 for a ground and first floor rear extension to a single family dwellinghouse, including the creation of a roof terrace at first floor level. This was implemented.

The council has recognised that there is no consistent pattern of development to the rear of the properties. An extract from the delegated report reads as follows (emphasis supplied):

‘The rear of the properties along the southern side of Patshull Road are considerably varied in their height, depth, width, and design. Several properties, including 68 Patshull Road, have full width ground floor extensions with terrace areas above and others, including 72 Patshull Road, are characterised by double storey rear extensions with roof terrace areas at second floor level. Therefore, it is considered that there is no consistent pattern of development established along the rear of the properties.’



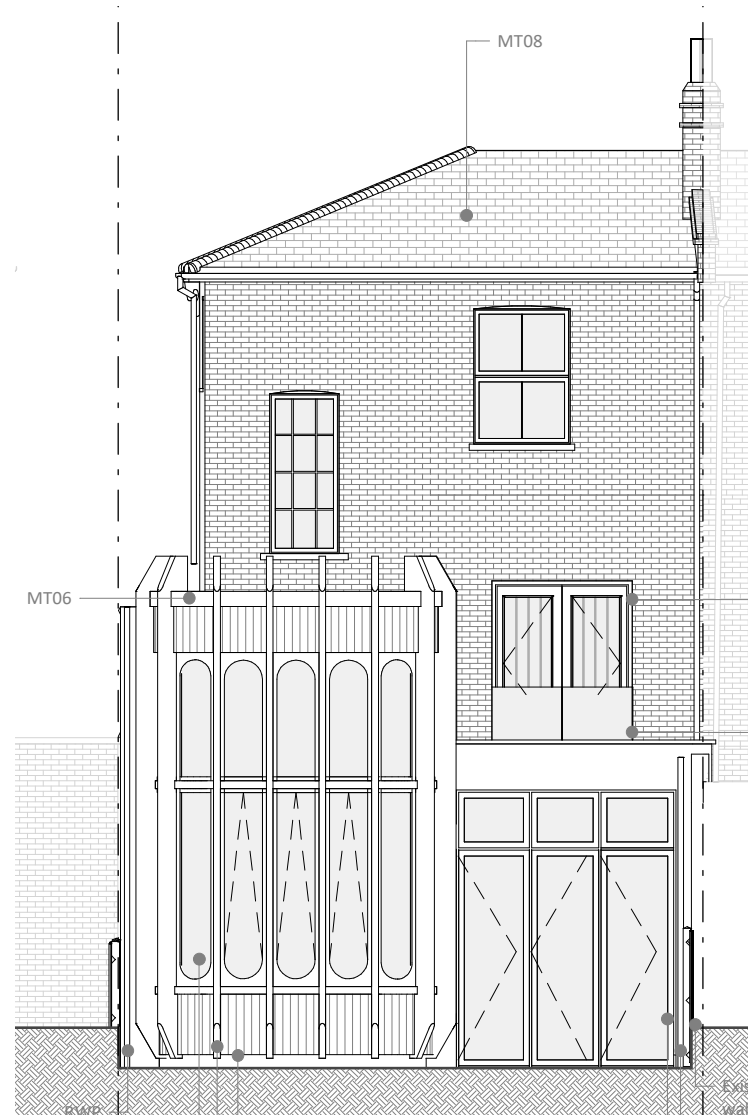
2.0 SITE AND SETTING

2.4 Relevant neighbour planning history cont.

57 Patsull Road, NW5 2LE Ref: 2022/5065/P

Permission was granted in 2023 for the demolition of the rear extension and the erection of a full width extension at garden level with a half-width extension at first floor and the erection of a two storey side extension.

The proposed materials and form are unconventional and are not consistent with the pattern of development in the Conservation Area. The council's approval of the application suggests that the proposal enhances or preserves the character of the Conservation Area. Given this precedent, it would be inconsistent in our view to deny approval for the proposal at 3 Lawford Road which replicates the existing first floor brick extension, albeit with a different roof form.



48 Patshull Road, NW5 2LD Ref: 2006/5176/P

Permission was granted in 2006 for a ground floor and part first floor rear extension. This was implemented.

The delegated report notes that:

'It would be constructed in timber which is not common to the conservation area. However, given it's size and location it would not be harmful to the character and appearance of the CA.'

A gap in the houses along Patshull Place mean that at certain times of the year the rear of 48 Patshull Road could be visible. An unconventional design has been approved in a location which could be visible from the street and its acceptance by the council suggests that it enhances or preserves the Conservation Area.



The arrow indicates potential views of 48 Patshull Road from a gap in the houses on Patshull Place.

2.0 SITE AND SETTING

2.5 Bartholomew Estate Conservation Area

Designation Date: 4th February 1992

The Conservation Area is a compact Victorian residential development which was built over a twenty year period. Although the area is relatively uniform in style, the Bartholomew Estate has been divided into three sub-areas based on historical land ownership patterns and architectural styles.

The application property is situated within Sub-Area 2 of the Conservation Area which is the Dartmouth Family Estate, highlighted in yellow on the adjacent map and encompasses Bartholomew Road (part), Bartholomew Villas, Lawford Road (North side), Patshull Place, Patshull Road and Sandall Road. This area was developed during the 1860s.

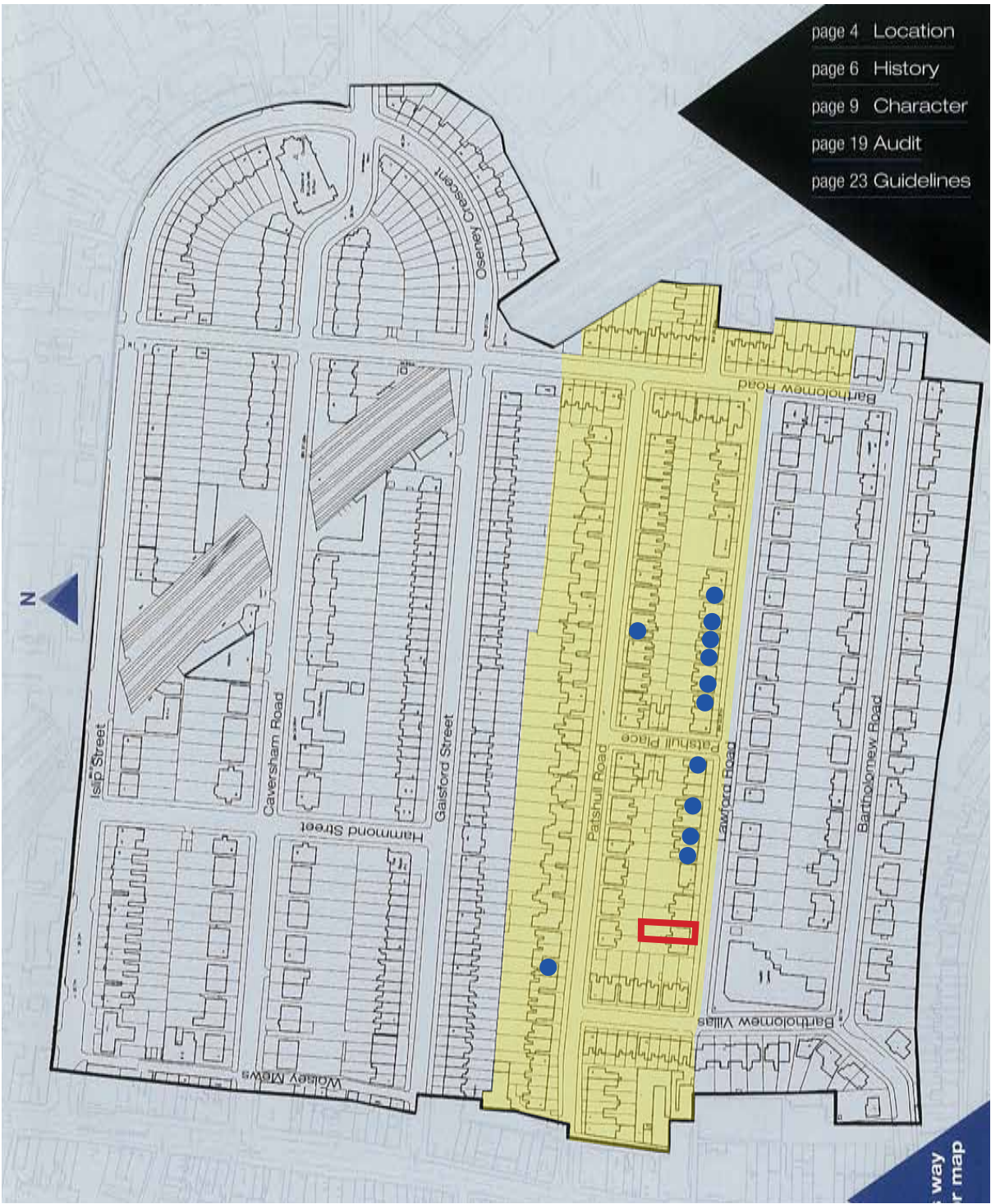
The core of the Conservation Area features a regular grid pattern with streets running perpendicular to Kentish Town Road and Camden Road.




Surrounding the application address are narrow tree lined streets typically with three storey semi-detached villas within narrow plots. The buildings have flush entrances at ground floor often with small front gardens enclosed by a mixture of dwarf walls or railings and vegetation. The application address aligns with this pattern of development.

While the front of the properties remain homogeneous in style, there is a varied pattern of development to the rear with most properties having been extended either with one, two or three storey extensions and some with a combination of these.

Within Sub-Area 2, there are a number of second storey rear extensions above the closet wing and notably the majority of these appear on Lawford Road and are in close proximity to the application address. A number of these can also be seen through gaps in the houses on Pathull Place.

Although not mentioned in the Conservation Area Statement at the time of its designation in 1992, the development pattern to the rear of Lawford Road is varied and non homogeneous in style which creates a suitable context for the proposed extension at No. 3 Lawford Road to fit within. The rear extension being proposed would not cause harm and being built of brick to match the surrounding buildings would preserve or enhance the character or appearance of the Conservation Area.



-  Second storey rear extension
-  Sub-Area 2 of Conservation Area (Dartmouth Family Estate)
-  No.3 Lawford Road

2.0 SITE AND SETTING

2.6 Second storey closet wing extensions

The following images taken from Google Earth indicate that there is an established pattern of second storey rear extensions to the rear of Lawford Road. Properties marked with an * are visible from the street. These are all within Sub-Area 2 of the Conservation Area.



No.45* No.41 No.39 No.37



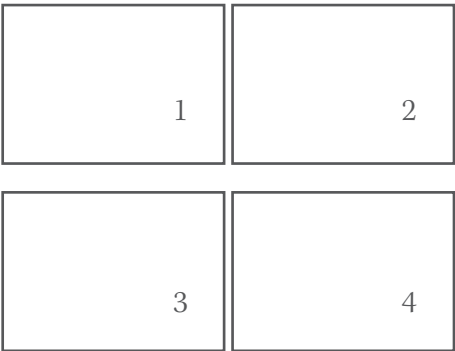
No.33 No.31* No.25*



No.19* No.15* No.17

2.7 Photographs of surrounding area

- 1. View down Lawford Road looking East
- 2. View from corner of Lawford Road and Bartholomew Villas looking South
- 3. View from corner of Bartholomew Villas looking East down Patshull Road
- 4. View from Patshull Place looking South towards Lawford Road



2.0 SITE AND SETTING

2.8 Listed buildings

The nearest listed buildings are Nos. 213-215 Kentish Town Road and Church of St Barnabas which are both Grade II status and approx 167m and 181m away respectively as the crow flies. Given the distance, the proposal would have no impact on the setting of these listed buildings.

2.9 Flooding

The Environment Agency flood map confirms that the property is in Flood Zone 1. This is attached in Appendix A. A flood risk assessment is not deemed necessary as the site is less than 1ha, does not include a change of use to a more vulnerable class and has not been identified as an area with critical drainage problems by the Environmental Agency.

2.10 Trees

There are three small trees in the garden which would not be affected by the proposed development.

3.0 EXISTING BUILDING

3.1 Description

No.3 Lawford Road is a well maintained semi-detached, three storey villa with a modern two storey and part single storey rear extension. There is a modest garden to the front with metal railings upon a brick upstand.

The front elevation shares its features with a number of properties on the North side of Lawford Road with rusticated stucco at ground floor and exposed Flemish bond brick to the upper storeys. The large sash windows are framed with white plastered detailing. The roof has red tiles, which is unusual for the area, where most are slate however due to the shallow pitch, this is barely visible from street level.

The rear elevation is less ornate than the front, without any stucco and is bare Flemish bond brick at all floors.

Twelve years ago the applicants renovated the property throughout. The works included opening up the ground floor to provide a large open plan kitchen and living area, a single storey lean to side extension and at first floor a new extension accessed off the stairwell was built to provide a home office. (Planning App Ref: 2011/4498/P) The works at the time were intended to optimise the layout of the house which had included a poorly built rear extension that failed to provide adequate natural light into the property. The size of the applicant’s family has since grown and with three children, they are looking to maximise the use of space the property can provide.

The part two storey and part single storey extension has also been built in brick to match the original building. There is a large aluminium bi-fold door at ground floor whereas the rest of the fenestration on the rear facade are well proportioned timber sash windows painted white.

A narrow side passage which runs between the gap of the application address and the neighbour at No.5 has a half height single brick wall along the boundary. The lean to side extension at the application address was added during the renovation works twelve years ago. It is almost flush with the front elevation of the house and is approximately 9.8m long.

3.2 Significance of heritage asset

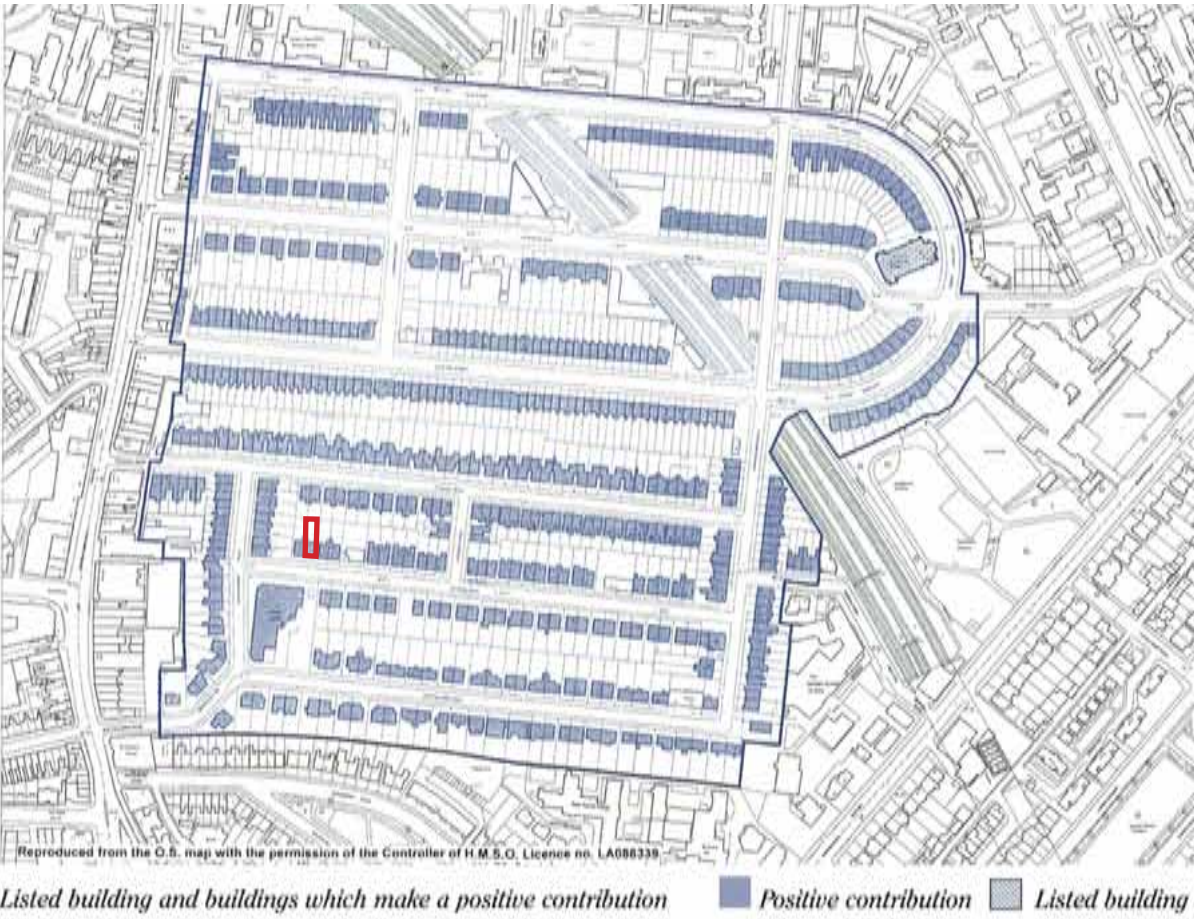
The Conservation Area exemplifies mid-19th century suburban development through its compact and homogeneous architectural character.

For this reason most houses, have been identified as making a positive contribution to the character and appearance of the Conservation Area. This is highlighted on the map adjacent which is an extract from the Conservation Area Statement and shows that all properties marked in blue have been identified as making a positive contribution to the Conservation Area,

The application address by virtue of being part of this sub-urban development is one of these properties which have been identified as providing a positive contribution to the Conservation Area.

No.3 Lawford Road, like the majority of the properties within the Conservation Area, contributes to the broader historical context by being part of a unified group of buildings that collectively create a cohesive frontage along the street. The Conservation Area Statement focuses on the character and appearance of the front elevations, gardens and boundary treatments and is silent on the nature of development to the rear of the Lawford Road.

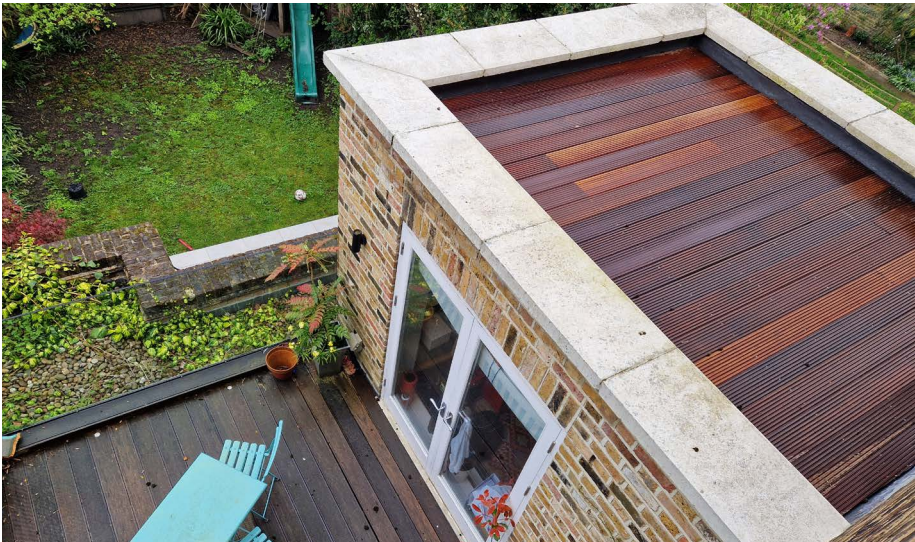
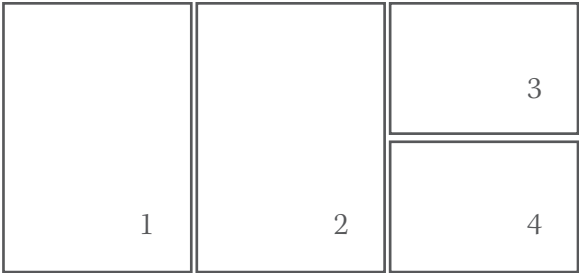
The proposed development at the application address is not visible from the front and is no more prominent than other second floor extensions visible through gaps between houses. It will remain subordinate to the main dwelling thereby preserving the character of the Conservation Area.



3.0 EXISTING BUILDING

3.3 Photographs of application address

- 1. Front elevation
- 2. Rear elevation
- 3. Roof terrace of closet wing
- 4. View from Patshull Road looking through to the rear of No.3 Lawford Road



4.0 PLANNING POLICY AND GUIDANCE

4.1 National Planning Policy Framework 2023

This combined Planning Statement and Heritage Statement fulfils the procedural requirements of paragraph 200 of the National Planning Policy Framework and explains the potential impact, if any, on the heritage asset affected, which is the Bartholomew Estate Conservation Area.

Having regard to the arguments put forward in this document, it is considered that the proposed extension would cause no harm to the Conservation Area, so that it is unnecessary to assess whether any public benefits arising from the development would outweigh any harm (see paragraph 208 of the NPPF). However, should the Council conclude that the extension would cause less than substantial harm to the Conservation Area, the public benefits from the proposed development would be as follows:

- the development, by sourcing labour locally, could contribute to strengthening the skill base of the local workforce and potentially create ongoing opportunities for future projects;
- it would provide additional work opportunities for local tradespeople and professions, which in turn would support the local economy; and
- the extension would help to make efficient and effective use of the site, in line with the objectives of paragraphs 127 and 124 of the NPPF.

4.2 Camden Local Plan 2017

The relevant policies in the Camden Local Plan are:

- policy D1 Design (especially items (a), (b) and (e)); and
- policy D2 Heritage (especially item (e) relating to conservation areas).

For the reasons explained in this Statement, the proposed extension would:

- respect the local context and character of the area;
- preserve the historic environment; and
- use materials that are of high quality;

and would therefore satisfy the requirements of items (a), (b) and (e) of policy D1. For the same reasons, the proposal would accord with item (e) of policy D2; that is, it would preserve or enhance the character or appearance of the Conservation Area.

4.3 Bartholomew Estate Conservation Area Statement 1992

The guidance in the Bartholomew Estate Conservation Area Statement (especially paragraphs BE19 to BE22) has been taken into account. In this case, the extension would not adversely affect the character of the house or the Conservation Area and would have no adverse impact on the amenities of or outlook from neighbouring properties; the development would therefore not conflict with the advice in the Conservation Area Statement.

4.4 Home Improvements Planning Guidance 2021

The proposed development follows the basic principles identified in the planning guidance. In particular, the second-floor extension would:

- respect and be complementary to the original character of the existing building;
- be functional and adaptable for a range of uses, such as social gatherings, rest and relaxation;
- achieve a good quality internal environment that benefits from adequate natural daylight, outlook and ventilation;
- be subordinate to the building to be extended in relation to its location, form, footprint, scale, proportions, dimensions and detailing; and
- respect and preserve the original design and proportions of the building, including its architectural period and style.

5.0 PROPOSED DEVELOPMENT

5.1 Second storey rear extension

The proposal at second floor seeks to provide another storey above the current home office at first floor for much needed play/study room and/or guest accommodation. The room would be accessed from the stairwell, with a double glazed timber window painted white facing the garden and an openable skylight to bring additional natural light and ventilation into the space. The extension would be built in brick to match the existing building. The roof would be constructed from standing seam grey zinc to be in keeping with the colour of the surrounding slate roofs.

The extension would sit directly above the volume at first floor and so would not be visible from Lawford Road. The view of the rear of the property from a gap in the houses along Patshull Road is obstructed by a 2.1m high wall and vegetation, which reduces any potential effect on the appearance of the Conservation Area. At certain times of the year, and from one vantage point on Patsull Road the second floor extension would be no more visible than the first floor extension which already exists.

The design of the roof has been chamfered to minimize the scale of the extension while maximizing headroom and creating a beautiful interior space. It also reflects the hipped gable of the original building, maintaining better alignment with the original context compared to a flat roof.

The form also ensures that the extension is within a 45° angle taken from the centre of the nearest habitable room and does not have an adverse affect on the neighbour's amenity. The roof has been carefully designed to respect the surrounding context.

The proposed roofing material is grey standing seam zinc, as it is the most suitable option for achieving this form. It also provides a harmonious contrast to the brick used elsewhere and would enhance or preserve the character or appearance of the building and the surrounding Conservation Area.

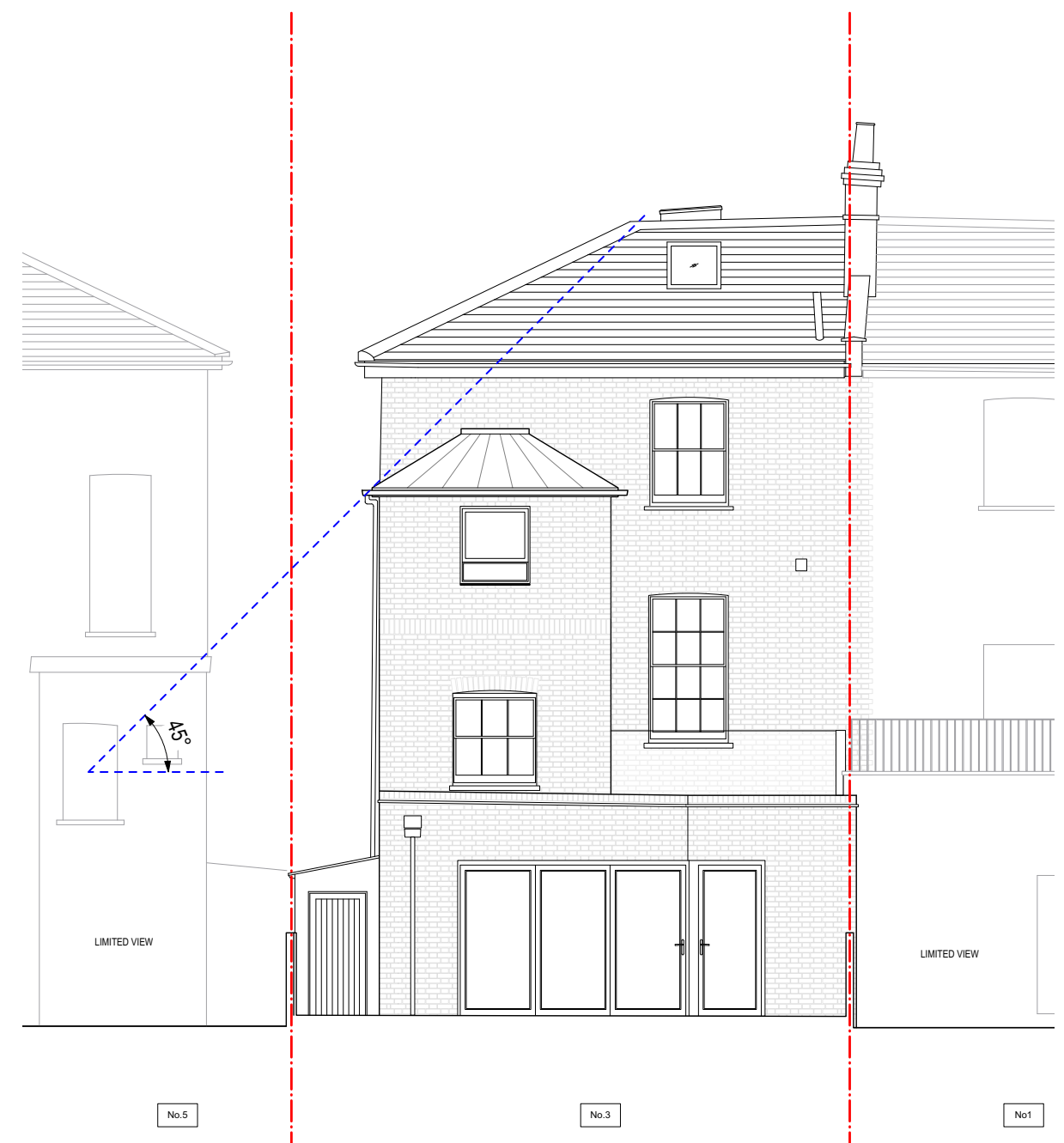
The impact on the heritage asset is the additional mass to the rear facade. However, as it is aligned to the first floor closet wing and set back from the ground floor extension, it does not appear dominant and remains subordinate to the main house.

The proposal also involves removing an existing window from the rear facade. Since this window is located on the second floor and serves a stairwell, its removal would not cause significant harm to the primary living spaces of the house.

The proposed development does not affect the size of the rear garden, ensuring a balanced ratio of garden space to the built area

The public benefit from the proposed development is that it would provide additional work opportunities for local tradespeople and professions which in turn would support the

local economy. Additionally by sourcing labour locally, the development could contribute to strengthening the skill base of the local workforce and potentially create ongoing opportunities for future projects.



5.0 PROPOSED DEVELOPMENT

5.2 Materials

A palate of high quality materials which preserve and enhance the character of the original house and surrounding Conservation Area have been chosen.



1. Brick in Flemish bond to match existing



3. White timber window



2. Grey standing seam zinc



6.0 SUMMARY AND CONCLUSION

6.1 Summary

The application address is part of the Bartholomew Estate Conservation Area and has been identified (as have most) as a house which provides a positive contribution to the Conservation Area. (Refer to properties highlighted in blue on the map in Section 3.2 page 9)

Ten properties along the North side of Lawford Road have second floor rear extensions. Three of these (No.15, No.37 & No.39) were granted consent following the designation of the Conservation Area. It is not clear when the remaining seven were built however the lack of any enforcement action by the council, suggests that nonetheless they are not causing harm and therefore inform the existing character and appearance of the Conservation Area.

The proposed development is only to the rear of the property and as such creates no harm to the front elevation or street scene thus preserving the character of the Conservation Area. Rear elevations are not uniform. They have been changed over the years and are less critical to the appearance of the Conservation Area than the front facades (refer to 70 Patshull Road and the useful statement of the LPA there. Therefore it is considered that there is no consistent pattern within the Conservation Area as established to the rear of the properties (in contrast to the position across the front facades).

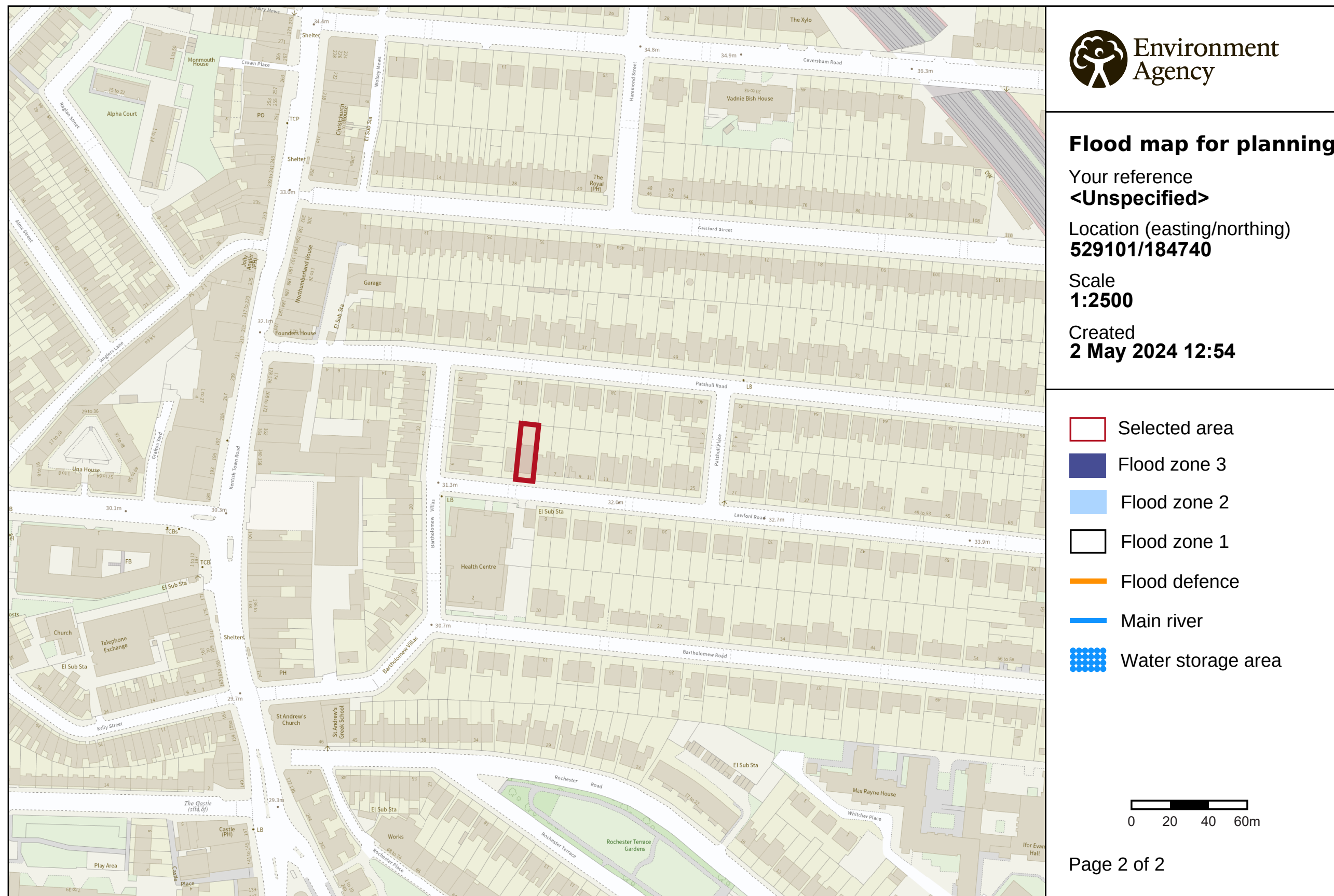
The proposed development takes advantage of the airspace above the existing first floor closet wing extension and maintains the current ratio of garden to built space.

The scale, mass and materials of the proposed extension have been carefully considered to be respectful of the existing surrounding context and fits well within the established pattern of development along the rear of Lawford Road.

6.2 Conclusion

The proposed extension has been designed as a high quality extension to the house which will preserve the character of the building and setting and as such should be recommended for approval.

APPENDIX A



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