

<b>Delegated Report</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b> 04/03/2025			
	N/A / attached		<b>Consultation Expiry Date:</b> 09/02/2025			
<b>Officer</b>		<b>Application Number(s)</b>				
Blythe Smith		2025/0051/P				
<b>Application Address</b>		<b>Drawing Numbers</b>				
3 Lawford Road London NW5 2LH		See decision notice				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>			
<b>Proposal(s)</b>						
Erection of second storey rear extension						
<b>Recommendation(s):</b>		Refuse Planning Permission				
<b>Application Type:</b>		Householder				
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice				
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	0	No. of responses	5	No. of objections	5
<b>Neighbour Consultation:</b>	<p>Press notice was published on 09/01/2025 and expired on 02/02/2025. A site notice was published on 10/01/2025 and expired on 01/02/2025.</p> <p>Two responses have been received from nearby residents, one from No.9 Raglan Street and one with no address provided.</p> <ul style="list-style-type: none"> <li>• <i>Loss of privacy, overlooking impacts and sense of enclosure</i></li> <li>• <i>Impact to heritage</i></li> <li>• <i>Out of keeping to the local area</i></li> <li>• <i>Impact to views</i></li> </ul> <p><u>Officer response:</u></p> <ul style="list-style-type: none"> <li>• <i>Impact to privacy, overlooking and sense of enclosure are assessed within section 4</i></li> <li>• <i>Impact to heritage/impact to local area is assessed within section 3</i></li> </ul>					

**CAAC groups  
comments:**

The Kentish Town Neighbourhood Forum have been notified of the scheme and have not provided comments.

**Site Description**

The site comprises a 3-storey semi-detached property with loft space used as habitable accommodation, The property is not listed but is located within the Bartholomew Estate Conservation Area.

The north side of Lawford Road is located within sub-area 2 of the conservation area. Lawford Road is populated by facing rows of three storey semi-detached villas and short terraces which stand sentinel along the length of the street and create a strong sense of enclosure. The gaps between the pairs of properties provide significant views through to the rear gardens. Within the conservation area appraisal document all the 19<sup>th</sup> century buildings are identified as making a positive contribution to the character and appearance of the conservation area.

## Relevant History

**2011/4498/P** - Erection of part single, part two storey rear extension with associated rear roof terrace at first floor level (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 (Class C3) – **Granted -07/11/2011**

**2012/2499/P** - Details of windows and green roof pursuant to conditions 4 and 6 of planning permission ref: 2011/4498/P dated 07/11/2011 for [erection of part single, part two storey rear extension with associated rear roof terrace at first floor level (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 (Class C3)] – **Granted 05/07/2012**

**2024/1925/P** - Ground floor side extension and solar photovoltaics to the front and side of the main roof. – **Granted 10/10/2024**

### 13 Lawford Road

**8700544**- The retention of a rear extension at second-floor level – **Granted 10/03/1987**

### 15 Lawford Road

**2017/2855/P**- Ground floor single storey infill extension and the replacement of the existing second floor copper rear extension with a zinc extension. The replacement of the existing sash windows with timber sash windows and the installation of PV solar panels to the front and side elevation on the building. – **Granted 07/08/2017**

### 19 Lawford Road

No planning history

**Note: whilst there are second storey rear extensions on these properties, there is no planning history for the creation of these second floor extensions**

## Relevant policies

### **National Planning Policy Framework (2024)**

#### **London Plan 2021**

#### **Camden Local Plan 2017**

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

#### **Kentish Town Neighbourhood Plan (2016)**

D3 Design

#### **Camden Planning Guidance**

CPG Housing 2021

CPG Design 2021

CPG Amenity 2021

#### **Bartholomew Estate Conservation Area Statement 2000**

## Assessment

### 1. Proposal

1.1. The applicant seeks the following:

- Second storey rear extension, projecting 3.6m from the rear elevation and 3.4m wide. The overall height of the outrigger would become 8.6m.

### 2. Assessment:

2.1. The principal considerations material to the determination of this application are as follows:

- Design and Heritage
- Amenity

### 3. Design and Heritage

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan 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.
- 3.2 Policy D3 of the Kentish Town Neighbourhood Plan states that *"Proposals must identify and draw upon key aspects of character, or design cues from the surrounding area"* and that these can be taken from *"appropriate design cues including grain, building form (shape), scale, height and massing, alignment, modulation, architectural detailing, materials, public realm and boundary treatments"*.
- 3.3 The application site is within the Bartholomew Estate Conservation Area, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 3.4 Paragraph BE20 of the Bartholomew Estate Conservation Area Statement states that rear elevations make an important a positive contribution to the conservation area and rear additions can alter the balance and harmony of the property or of a group of properties. It also goes on to say "rear extensions should be unobtrusive as possible and should not adversely affect the character of the building or the conservation area".
- 3.5 In relation to rear extensions, CPG Home Improvements indicates that they should: 'Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing; and be carefully scaled in terms of its height, width and depth'.
- 3.6 Cohesion in architectural details and style is signaled within the conservation area appraisal document as an important contributor to the significance (character and appearance) of the conservation area. The retention of the symmetry of handed pairs of semi-detached villas is part of the design and importance and contributes to this significance, as does the coherent and matching fenestration patterns both to the front and to the rear. The rear elevations of Lawford Road can be appreciated from collective private views within the rear gardens (from within the conservation area), with No. 3 Lawford road being in the unique position of its rear elevation being publicly visible from Patshull Road. The consistency and patterns of the rear of

the buildings seen within these public views particularly contribute to the character and appearance of the conservation area.

3.7 The proposal to add a second storey in this location, which would be visible in numerous private views from rear windows and gardens and in public views from Patshull Road, would be an overbearing addition that would result in the outrigger failing to be a subordinate addition to the rear elevation. The detailed design, including a standing seam pitched roof profile, is not a feature seen in the local area and at this height, would draw further attention to the outrigger. Furthermore, the proposal would harm the host property's relationship with its semi-detached pair and wider building group.

3.8 There are a number of properties in this row of semi-detached properties that have extensions of / in a similar scale / location as to the one proposed. However, these have mostly been to replace existing poorly designed extensions (2017/2855/P) or never benefited from planning consent (but have existed in situ for more than 4 years and have become lawful through the passage of time). Furthermore, the public visibility of the rear of No.3 is unique as compared to the other houses highlighted as potential precedents in the Design and Access Statement.

3.9. As such, the development would serve to harm the character and appearance of the host building and the Bartholomew Estate Conservation Area, contrary to Policies D1 and D2 of the Camden Local Plan.

#### **4. Amenity**

4.1. Policy A1 of the Local Plan seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.

4.2. Given the scale, location, and massing of the proposed rear extension the proposed development is not anticipated to impact any neighbouring residential occupiers with regards to loss of daylight/sunlight, outlook, or privacy. There are no windows in the side elevations of the proposed extension ensuring that there would be no direct views over the gardens of neighbouring properties.

#### **5. Recommendation**

5.1. Refuse Planning Permission for the following reason:

1. *The proposed extension, by reason of its scale, location and design, represents an overbearing addition to the building that disrupts the relationship of the host building to its wider building group, resulting in harm to the character and appearance of the host building, wider building group and the Bartholomew Estate Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.*

