

Site Location Plan: 4 Lambolle Road



Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	15/10/2013
		N/A	Consultation Expiry Date:	19/09/2013
Officer			Application Number(s)	
Sam Fowler			2013/5037/P	
Application Address			Drawing Numbers	
4 Lambolle Road London NW3 4HP			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey rear extension at lower ground floor level of dwelling house (Class C3).				
Recommendation(s):		Grant conditional permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	21	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>Advertised: 29/08/2013, expiry: 19/09/2013 Site notice: 23/08/2013, expiry: 13/09/2013</p> <p>A single objection has been received, stating that the proposed development would cause an undue loss of light to neighbouring properties</p> <p><i>Officers Note:</i> This will be addressed below in 3.0 Amenity</p>					
CAAC/Local groups comments:	<p>Belsize CAAC: Object</p> <p>The infilling required to form the rear extension would be harmful to the integrity of the rear elevation, as the bay would be absorbed and would be lost as an architectural feature adding interest and variety to the rear elevation. This proposal is a good example of the steady erosion occurring across the conservation areas.</p> <p><i>Officers Note:</i> This will be addressed below in 2.0 Design.</p>					

Site Description

The building is a four storey building located on the northern side of Lambolle Road. The property is a single family dwelling, and is not a Listed Building. The property is located within the Belsize Park Conservation Area. It was noted at the time of the site visit that the neighbouring property at no. 2 was constructed as an identical dwelling to the dwelling no. 4 Lambolle Road, but has since had an extension undertaken to the lower ground floor and been converted into flats.

Relevant History

4 Lambolle Road

2013/3714/P: Conversion of single dwelling to 1x4 bed residential flat (Class C3) at lower, ground and first floor levels and 1x3 bed residential flat (Class C3) at second and third floor levels, with additional windows to side elevation.

Withdrawn

2013/1296/P: Conversion of single dwelling house to 1x 3-bed residential flat (Class C3) at lower, ground and first floor levels and 1x 3-bed residential flat (Class C3) at second and third floor levels, erection of extension at lower ground floor level, enlargement of terrace at ground floor level, and dormer roof extension to rear elevation and creation of terrace within rear roof line.

Withdrawn

2 Lambolle Road

2011/3346/P: Erection of a single storey rear extension at lower ground level and creation of terrace with associated railings and installation of doors above lower ground extension in connection with residential flat (Class C3)

Granted, 26/08/2011

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies 2010

Core Strategy:

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2013

CPG1 (Design)

Assessment

1.0 Proposal

1.1 The applicant is seeking planning permission for the construction of a rear extension at lower ground floor level which projects approximately 1.3m from the rear wall of the property, is approximately 4.95m wide and 2.95 metres high. The extension lines up with the projection of the existing bay. The proposed extension will have painted rendered walls to match the existing render.

1.2 The existing terrace at upper ground floor level will be reinstated over top of the extension. New wrought iron railings will be painted black to match the existing.

2.0 Design

2.1 Policy DP24 requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building. Policy DP25 requires new development to both preserve and enhance the character and appearance of conservation areas.

2.2 Under Camden's Design Guidance 1 – Design, it states both side and rear extensions should:

- Be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- Not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;
- Allow for the retention of a reasonable sized garden; and
- Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

2.3 The proposed extension is considered to be relatively modest, and would not have a detrimental impact on the character and appearance of the host building, or to the surrounding Conservation Area. The development would create a similar extension to what has been implemented at no. 2, and would therefore return the dwellings at no's 2 and 4 Lambolle Road into being a matching pair. The development would also be at lower ground floor level, and would therefore not be in a highly visible location, nor visible from the street scene. It would project no further than the bay window feature, and the principle of development in this location has already been established by the existing terrace located at upper ground floor area, which occupies the footprint of the proposed extension.

2.4 The application is considered to be in accordance with policies DP24 and DP25.

3.0 Amenity

3.1 It is not considered that the development would cause any detrimental impact to neighbours in terms of loss of light. With regard to no. 6, the development would be screened from this property by the existing bay window feature at no. 4. Insofar as the other neighbour, the bay window feature at no. 2 would screen most of the development, and there is a reasonable separation distance between the two. Furthermore, the extension would be no deeper or higher than an existing terrace area at no. 4.

3.2 Furthermore, the proposal would not result in any additional overlooking or loss of privacy above that which currently exists between the application property and neighbouring properties. This is due to there being no windows for habitable rooms within close proximity to the proposal on either side of the proposal. Therefore the proposal is considered again to be acceptable with regards to amenity.

4.0 Recommendation: Grant conditional permission

DISCLAIMER

Decision route to be decided by nominated members on *Monday 14th October 2013*.
For further information please go to www.camden.gov.uk and search for 'members briefing'

4M Group
39 Warple Way
Acton
London
W3 0RXApplication Ref: **2013/5037/P**
Please ask for: **Sam Fowler**
Telephone: 020 7974 **2053**

10 October 2013

Dear Sir/Madam

DRAFT
DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Householder Application Granted**Address:
4 Lambolle Road
London
NW3 4HP**DECISION**Proposal:
Erection of a single storey rear extension at lower ground floor level of dwelling house (Class C3).

Drawing Nos: Design and Access Statement; 1000; 1001; 1002; 1003; 1005; 1006; 1010; 1011; 1012; 1013; 1020; 1021; 2001; 2002; 2003; 2004; 2005; 2006; 2010; 2011; 2012; 2013; 2020; 2021.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design and Access Statement; 1000; 1001; 1002; 1003; 1005; 1006; 1010; 1011; 1012; 1013; 1020; 1021; 2001; 2002; 2003; 2004; 2005; 2006; 2010; 2011; 2012; 2013; 2020; 2021.

Reason:
For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

DRAFT

DECISION

Photos of 4 Lambolle Road

Rear Elevation of no. 4:



Rear of no. 2 Lambolle Road, noticeably the terrace projects further than what is proposed at no. 4:

