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| Delegated Report | | Analysis sheet | | Expiry Date: | 16/08/2012 |
| | | N/A | | Consultation Expiry Date: | 09/08/2012 |
| Officer | | | Application Number(s) | | |
| Ben Le Mare | | | 2012/2709/P | | |
| Application Address | | | Drawing Numbers | | |
| 9-11 Lawford Road LONDON NW5 2LH | | | Refer to Decision Notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
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| Proposal(s) | | | | | |
| Erection of a roof extension to provide an additional third floor with two terraces on front (south) elevation to residential flats (Class C3). | | | | | |
| Recommendation: | | Refuse planning permission | | | |
| Application Type: | | Full Planning Permission | | | |

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|------------------------------------|---|----|------------------|----|-------------------|----|
| Conditions or Reasons for Refusal: | Refer to Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 13 | No. of responses | 09 | No. of objections | 09 |
| | | | No. Electronic | 08 | | |
| Summary of consultation responses: | <p>Site Notice: 13/07/2012 (expiring 03/08/2012) Press Notice: 19/07/2012 (expiring 09/08/2012)</p> <p>The occupiers of neighbouring buildings were notified by letter on 09/07/2012 (expiring 30/07/2012). A total 9 letters of objection have been received from the occupiers of No's 5, 7, 8, 10, 12, 14 Lawford Road, No's 24, 69 Patshull Road and Councillor Braithwaite. The concerns raised are summarised below:</p> <p><i>Design</i></p> <ul style="list-style-type: none">- The increased height and bulk of the building is unacceptable;- The roof line would be above the gutter line of adjoining houses;- The building is not in keeping with other houses in the streetscene and the design of the proposed extension would make it look even more incongruous;- The proposed extension fails to compliment the rhythms, symmetry and scale in the area;- The use of rendering, glass and aluminium contrast negatively with area;- The proposed glass doors on the front of the extension are out of scale with the building and the streetscene;- The roof terrace on the front would look out of place in the existing streetscene; <p><i>Amenity</i></p> <ul style="list-style-type: none">- Loss of privacy - overlooking directly opposite into the windows of No.12d Lawford Road as a result of the additional floor and terrace.- Loss of a view;- Loss of daylight/sunlight;- An increase in noise and disturbance as a result of proposals for site changing through the submission of new applications. <p><i>Transport</i></p> <ul style="list-style-type: none">- The additional occupiers would put greater strain on parking within the area; <p><u>Officer's comment</u> <i>All of the above concerns are addressed in the assessment section of this report.</i></p> | | | | | |
| CAAC/Local groups comments: | Bartholomew Estate CAAC has not commented on the application. | | | | | |

Site Description

The application site is located on the northern side of Lawford Road, and comprises a late 1950s three storey brick building in residential use. The building is not a listed building, but it is located within the Bartholomew Estate Conservation Area. The building has been vacant for some time and internally requires some modernisation. The surrounding area is predominately residential.

Relevant History

2011/3286/P Alterations and extensions to existing lateral conversion of dwelling from 3 x 2 bed flats into three 1 x 1 bed flat, 1 x 2 bed flat & 1 x 4 bed terrace house (Class C3), including a single storey rear extension, a three storey side extension, a relocated plant room, reconfiguration of windows with the addition of three new Juliette / glass balconies to the rear elevation and the installation of solar panels to the existing flat roof. **Granted** on 30/08/2011.

2012/1901/P Excavation of basement including new lightwell covered by grille to rear of dwelling house (Class C3). **Granted** on 13/08/2012.

Relevant policies

LDF Core Strategy and Development Policies, 2011

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

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

Camden Planning Guidance, 2011

CPG 1 (Design)

CPG 6 (Amenity)

Bartholomew Estate Conservation Area Appraisal, 2000

Policies BE15 and BE16

The London Plan, 2011

Policy 3.3 (Increasing housing supply)

Policy 3.4 (Optimising housing potential)

Policy 3.5 (Quality and design of housing Developments)

Policy 6.13 (Parking)

Policy 7.6 (Architecture)

Policy 7.8 (Heritage assets and Archaeology)

NPPF, 2012

Assessment

The Proposal

Erection of a roof extension to provide a new third floor, including the creation two terraces on front (south) elevation, in association with the residential flats (Class C3) on the lower floors of the building. The extension would incorporate two new habitable rooms and associated bathrooms, two stairwells and plant rooms.

Planning Considerations

The main planning issues raised by the application are:

- Design / Visual impact;
- Amenity; and
- Transport.

These are assessed below in the context of planning policy and other material considerations.

Design / Visual impact

Policy DP25 of the LDF states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Paragraph 4.10 of CPG 1 (Design) requires extensions to be secondary to the building being extended and respect and preserve the original design and proportions of the building, including its architectural period and style.

The proposed roof extension measures approx. 2.3m – 2.6m (h) x 13.5m (l) x 6.2m (w) and includes the creation of two terraces on the front elevation, measuring 5.3m (l) x 2.2 (w). The terraces are enclosed by a 0.9m high glass balustrade and a 2m high opaque screen.

The site is located on the north side of Lawford Road within a streetscene characterised predominantly by its attractive three storey semi-detached villas with narrow plot widths, dating from around the 1870s. The application building represents an anomaly within the streetscene as it was built during the 1950s, following the bomb damage during WWII.

The existing building is 3 storeys in height with a rendered finish on the ground floor and bricked upper floors. There is an existing water tank on the roof. Despite the building not being of any particular architectural merit, each floor level is of uniform proportion. Whilst being set back from the front elevation, the proposed roof extension would by reason of its height and bulk appear as an incongruous and unduly prominent addition which would not relate to lower floors of the building.

The proposal would project above the eaves of the adjoining properties. This is considered to upset the historical rhythm of the existing streetscape, and increase the overall visual prominence of the building, something which should not be encouraged given that it is not a positive contributor to the conservation area.

There are no other properties within the streetscene which have large front terraces as proposed by this application. The introduction of these terraces would detract from the character and appearance of the streetscene.

In detailed design terms the application proposes a render finish, two areas of glazing on the front elevation (in the form of doors serving the proposed terraces), a 1m high glass balustrade and a 2m high glass opaque side panel. The choice of materials in this instance is considered to be inappropriate as it would not be sympathetic to the main building and enhance the visual prominence of the proposed extension which would detract from its character and appearance in the streetscene, causing harm to the character of the Bartholomew Estate Conservation Area.

Overall, it is considered that the proposal would add unacceptable bulk to the main building which would appear visually dominant and intrusive in the streetscene. The addition proposed by this application would be harmful to the appearance of the main building, its setting in relation to neighbouring properties and its character and appearance in the streetscene.

The proposal is considered unacceptable in terms of its design and impact on the character of the conservation area for the reasons mentioned above and does not meet the aims and objectives of core policy CS14 and development plan policies DP24 and DP25 of the LDF.

Residential Amenity

The occupiers of properties to the south of site have raised concerns that the new terraces would result in a loss of privacy. Whilst the proposal would increase the general level of overlooking in the area, the edge of the new terraces would be over 20m from windows serving habitable rooms in neighbouring buildings, this combined with the siting of the existing trees at the front of the site would ensure that there is not an unacceptable loss of privacy.

The proposed extension would be visible from neighbouring properties, but would not result in a loss

of outlook or an increased sense of enclosure.

The only neighbouring residents which could be affected by potential overshadowing are those north of the application site. The proposal would add a storey to the existing building which would increase its overall height. It is not considered that the addition of one floor to the main building would result in a significant increase in overshadowing to the neighbouring properties. Although some additional overshadowing may occur during the winter months this is not considered to be at a level which would be unacceptably harmful to the amenities of neighbouring residents.

The proposed development would intensify the existing residential accommodation on site; however this would not have an unacceptable impact on the living conditions of the occupiers of flats on the lower floors of the building by way of noise and disturbance. Concerns have been raised by existing local residents that should this application be approved then its construction would result in a longer period of disturbance. Unfortunately, an element disturbance is an inevitable consequence of a development being built, however this is something which could be controlled through Environmental Health regulations and potentially a Conservation Management Plan.

Transport

There would be no increase in parking pressures within the area as the application does not propose the creation of any new flats. The 2011 application (ref: 2011/3286/P) granted permission for additional units on the site, however any resulting impact on parking pressures resulting from an increase in occupation of the site are controlled through some of the units being 'car free'; a clause in the associated S106 Legal Agreement.

Recommendation

Refuse planning permission.

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