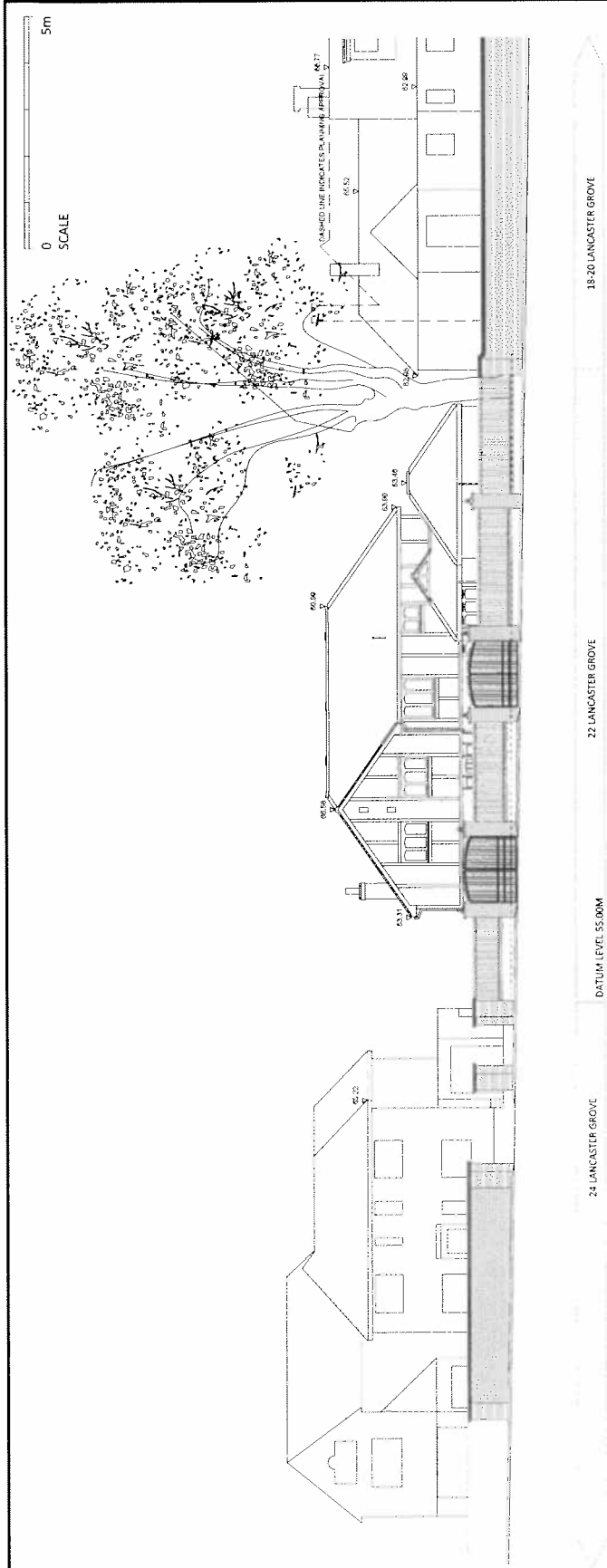
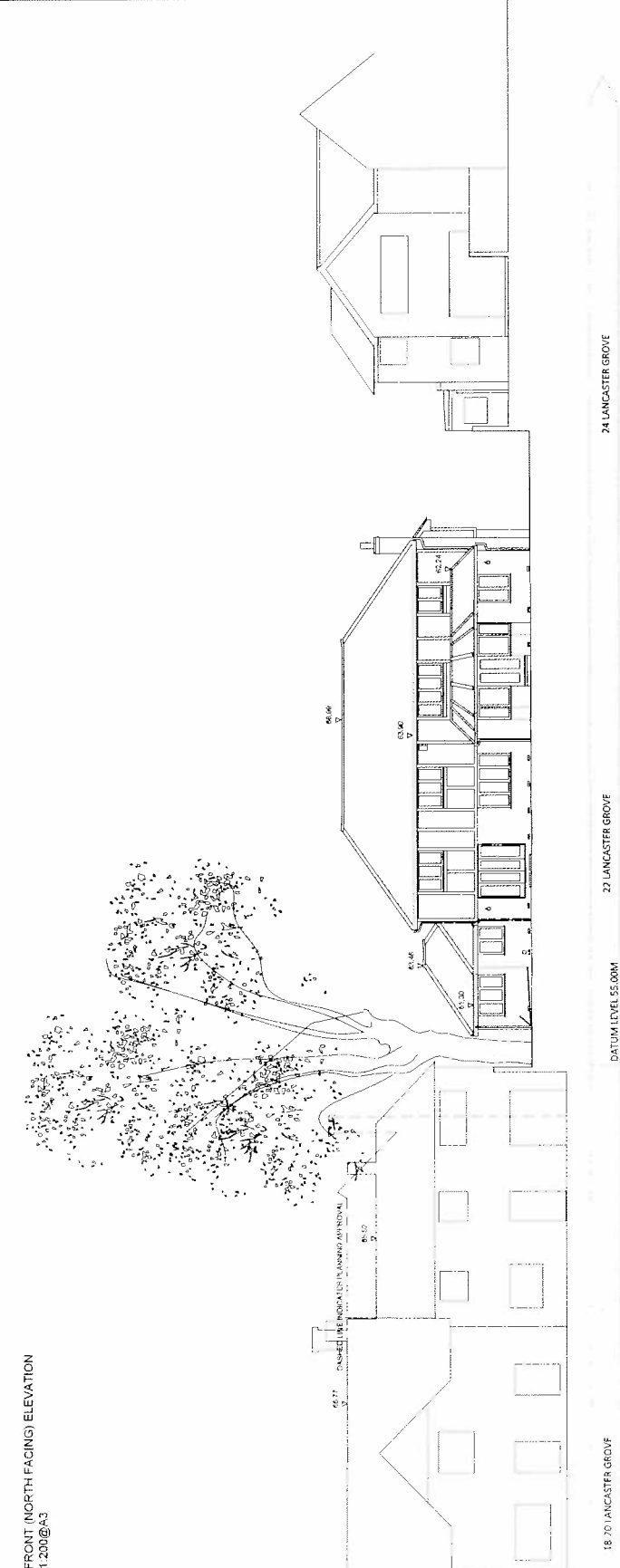


Commentary for Revised Drawings:

- Elevations of no.24 checked to make sure they are drawn parallel to the front and rear elevation of no.22.
- Ground level and wall level to no. 24 checked.



EXISTING FRONT (NORTH FACING) ELEVATION
1:100@A1 1:200@A3



EXISTING REAR (SOUTH FACING) ELEVATION
1:100@A1 1:200@A3

NOTES:

ALL DIMENSIONS IN METERS.

ALL DIMENSIONS AND LEVELS ARE TO THE FACE UNLESS OTHERWISE SPECIFIED.

THE DRAWING IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT.

THE DRAWING IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT.

REV	REVISION	DATE	BY	CHK

REV A - CHECK 22 LANCASTER GROVE PLANNING APPROVAL

22 LANCASTER GROVE

NO.	DATE	BY	CHK

22 LANCASTER GROVE

EXISTING FRONT AND REAR ELEVATIONS

SCALE: 1:50 (A1), 1:100 (A3)

DATE: 2013-03-22

PROJECT NO: 22LG-P1-000 - 10

REV A

KAS

ARCHITECTURE AND INTERIOR DESIGN

BATH STREET LANCASTER

PLANNING APPROVAL

AB demonstrates its individuality.

W.D.	CHECK NO. 24 DRAIN COMPLETELY FLAT TO REAR ELEVATION OF NO. 22
N.C.	BOUNDING REDUCED IN HEIGHT REDUCED STONE
N.B.	J4 BOUNDARY ADJUSTED
N.A.	NORTH ADJUSTED

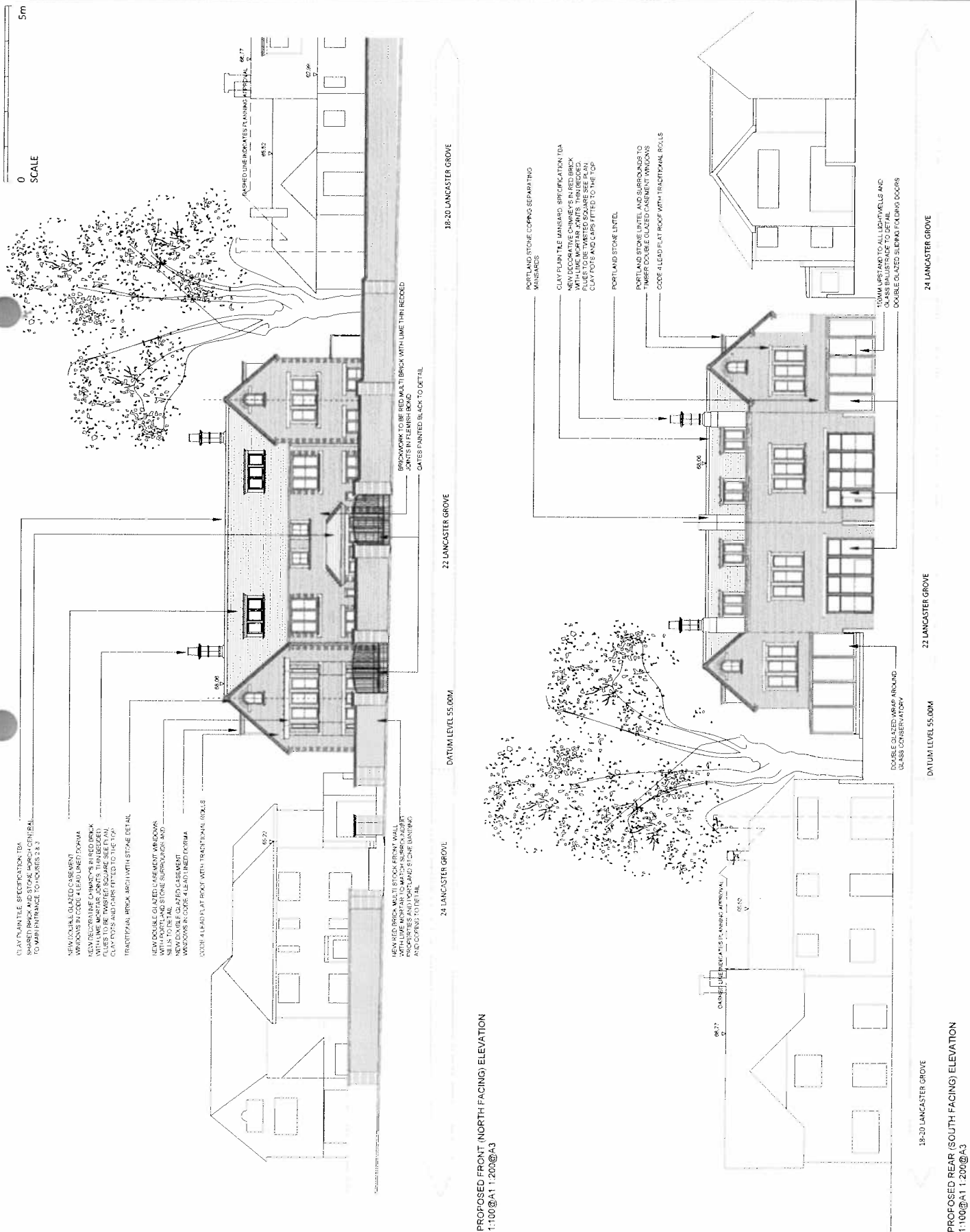
22 LANCASTER GROVE

PROPOSED FRONT AND REAR ELEVATIONS

22LG	$22LG-P1-(10) - 10$
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SK

STRUCTURE AND INTERIOR DESIGN
HATHI STREET, LONDON EC1V
TEL 0704 411 411



APPENDIX 6



Date: 17th December 2013
Our Ref: 2013/7870/PRE
Your Ref: 9032423
Contact: Charles Rose
Direct Line: 020 7974 1971
Email: Charlie.Rose@camden.gov.uk



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
Urban.design@camden.gov.uk
www.camden.gov.uk/planning

Kat Somers
KAS
Flat 7
3 Bath Street
London
EC1V 9LB

Dear Ms. Somers

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

**PRE-APPLICATION PLANNING ENQUIRY
22 LANCASTER GROVE LONDON NW3 4PB**

Proposal

DEMOLITION OF EXSITING RESIDENTIAL DWELLING AT THE SITE AT 22 LANCASTER GROVE AND REDEVELOPMENT TO PROVIDE FOUR DWELLINGS COMPRISING BASEMENT PLUS THREE UPPER FLOORS.

Site visit: 12TH December 2013

Attended by Charles Rose and Tom Little from Camden LPA

The comments are based upon drawings ref:

- 22 Lancaster Grove (10) - 000 - LOCATION PLAN
- 22 Lancaster Grove (10) - 001 - SITE
- 22 Lancaster Grove (10) - 002 - PROPOSED SITE
- 22 Lancaster Grove (10) - 003 - PROPOSED GROUND AND BASEMENT
- 22 Lancaster Grove (10) - 004 - PROPOSED FIRST AND SECOND FLOOR
- 22 Lancaster Grove (10) - 005 - PROPOSED FRONT AND REAR ELEVATIONS
- Tree Report
- Design Statement and Site Photographs



LONDON BOROUGH OF CAMDEN

Constraints

The site is located within the Belsize Park Conservation Area. The building is not identified as making a positive contribution to the character and appearance of the conservation area. The site is not covered by an article 4 direction and is not listed.

Principle of redevelopment

The site contains a 20th century dwelling of average quality. The building is not identified in the conservation area appraisal as making a positive contribution to its character and appearance. In the absence of making a positive contribution to the area its demolition is likely to be acceptable subject to a suitable replacement.

Moreover residential accommodation is a priority land use in the Councils Local Development Framework and as such the creation of additional dwellings on the site would be welcomed.

In this regard there is no principle objection to the proposed works. The main issues to consider are the impact the erection of 4 dwellings on the site would have on the biodiversity, character and appearance of the site and surrounding area having particular regard to the effect on the trees located on or adjacent to the site.

Relevant design and landscape policies

- CS14 - Promoting high quality places and conserving our heritage
- CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity
- DP24 – Securing high quality design
- DP25 – Conserving Camden's heritage
- Camden Planning Guidance (CPG 1) - Design (2011)
- Dartmouth park CAAMS (2009)
- NPPF (2012)

Height, scale and footprint

The development has been designed to appear as a large single family dwelling. This approach is consistent with the predominant architectural

typology along this stretch of Lancaster Grove which already compromises wide single family dwellings. The size of the building is broadly consistent with the built to unbuilt ratio for plots in the area size. In this regard the height, form and width of the development is considered appropriate for the site and streetscape.

The site is positioned on the inner curve of the road creating a staggered front building line between dwellings either side of the site. In this regard the development has role to play in mediating between the adjoining building lines. The proposed development does provide projecting gable ends to allow the architectural form of the development to address this matter. However it is considered that a more be exaggerated step could be introduced to better mediate between the varied adjoining building lines, particular to the western gable to address the recently approved development at nos. 18-20 Lancaster Grove. This would also help break down the mass of the building.

In addition it is considered that the main façade should be pulled forward to provide a more consistent front building line with the adjoining buildings. This would also help mitigate the impact of the ample depth of the buildings on the amenity of the adjoining occupants with particular regard to no. 24 Lancaster Grove.

Detailed design & materials

The proposed architectural design is considered to be a high quality yet subtle response to the area which would continue the established tradition of high quality architected design traditional houses in the area. This will add to the interest, architectural and historic value of the area.

The success of the development is considered to depend on the appropriate use of high quality materials, detailed design and finished appearance. This includes the depth of the window reveals, brick and eaves details and choice of materials.

Ideally this information in the form of typical section details should be provided as part of the application to give the Council confidence that the scheme will be of the highest quality once built.

Trees and landscape

From an arboricultural point of view there are two large plane trees on the western boundary which are highly prominent and are likely to be a constraint on the proposal. In relation to these trees the Council is concerned about the increase in size of the proposed building towards the West both in terms of breadth and height.

The increase in width will cause the building to encroach on the root protection area (RPA) of the trees to an unacceptable level, particularly as the roots are constrained by a retaining wall on the opposite side so the RPA will need to be offset towards the house.

The height of the proposed building is of concern as it is likely to cause conflict with the crown of the trees and require the removal of large diameter branches which would affect the visual amenity the trees provide and increase the possibility of infection.

As we discussed on site however the tree and landscape officer believes that a successful proposal could be achieved if this flank of the building is pulled back to the line of the existing hard standing, allowing some western expansion from the existing building line as well as reducing the impact on the RPA of the trees.

In addition careful thought should be given to the construction of foundations in this area. In this regard pulling back to this line would also eradicate the problems associated with the height of the building with only some minor pruning of the lower crown likely to be necessary. There is still potential for conflict between the crown and scaffolding during construction of the building and thought should be given to how this will be avoided.

The trees along the rear boundary would not be affected by the proposal however they should be protected during the implementation of any approved scheme.

From a landscaping point of view it would appear that a significant proportion of the existing soft landscaping is to be retained which would be acceptable.

Mayoral CIL

The Mayor of London CIL came into force from 1st April 2012. The proposed development would be CIL liable.

In respect of the Camden CIL, please see the following link for commentary on the current position:

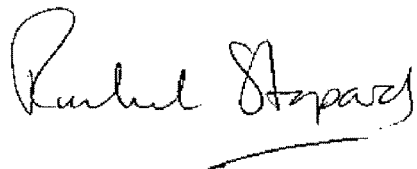
<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/community-infrastructure-levy.en>

Please note that this would be secured separately from the planning application submission, although informatives would be provided on any decision notice indicating that the proposals are CIL liable. It is recommended that the supporting commentary submitted with the application is particularly clear in the existing and proposed Gross Internal Area's (GIA) and Gross External Area's (GEA) of the overall building to assist in this regard.

Please be aware the comments above are only outline the potential of development at the site including demolition of the existing building, creation of additional residential units and tree and landscape issues. Detailed analysis of the residential amenity; sustainability; transport or S106 matters have not been covered in this letter. The Council would welcome continued dialogue on the all elements of the proposal with a view to gaining officer support prior to the submission of an application.

This advice is intended to help you with your application and is made without prejudice to the formal decision of the Council.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

APPENDIX 7

KAS

ARCHITECTURE AND INTERIOR DESIGN LTD

20th April 2013
Katherine Somers
F7, 3 Bath Street
London
EC1V 9LB

Dear Sir,

F.A.O Mr M Mehta

RE. 22 Lancaster Grove, London. Demolition of existing Single Family Dwelling and Replacement with 4 houses Ref. 2014/2037/P

Following your site visit last week we enclose revised drawings of the above proposal in reference to further comments and appraisal with the neighbors' of the above proposal. The principle elements we have adjusted are as follows:-

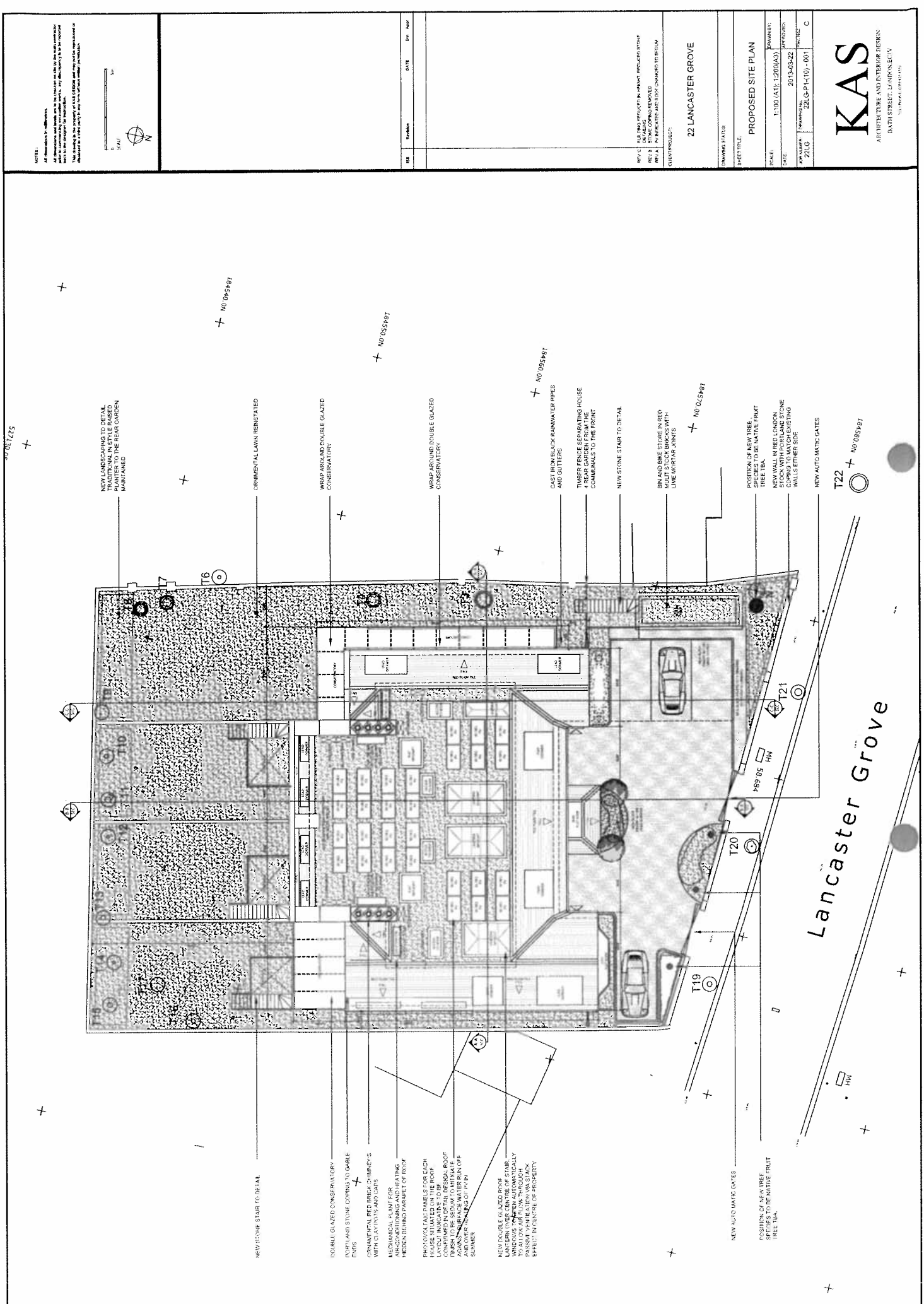
1. House no. 24 has a breakfast room in the garage conversion. We have stepped house number one in adjacent to no. 24 garage by 1000mm to address the window which is in the conversion of no.24's garage. We have also reduced the height of the overall property by 600mm. Please see attached revised drawings indicating this. Revised daylight and Sunlight Report to follow shortly.
2. Reduction in height of 600mm, we have reduced the height significantly more than required by the above point to address opinions by neighbors that the overall buildings were too high in comparison to adjacent properties. The new proposals increase the ridge height in comparison to No. 20 by 1.3m, this in comparison to the step in finished ground level from No.20 to No. 22 of 1.8m, previous proposals were in line with maintaining an overall building height similar to No. 20. This alteration also brings the eaves line of No. 22, back below the eaves of No. 24.
3. Reduction in the amount of stone detailing and brick detailing reduced on the front and rear elevation. In response to neighbors' comments we have reduced the overall stonework to the elevations and removed the blue brick diamond pattern to produce a much more restrained elevation to the property.
4. Alterations to the design of the main entrances. We have redesigned the front porch to reinforce the design of the properties to read as a singular dwelling, this element is now an enclosed porch with a pitched roof in red plain tile to match the main roof.

I trust the above is acceptable and look forward to hearing from you shortly. Please do not hesitate to contact me should you require further clarification to any of the above.

Yours Sincerely

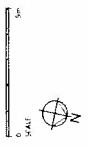
Katherine Somers
For and On Behalf of KAS Architecture and Interior Design Ltd

Project: 22 LANCASTER GROVE		KAS ARCHITECTURE AND INTERIOR DESIGN LTD F7, 3 Bath Street, London, EC1V 9LB TEL: 0789 425 4353 e-mail: kat_somers@hotmail.com															
Client Name: -																	
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22LG		PI -(00) - 003		Existing Ground and First Floor Plan													
22LG		PI -(00) - 010		Existing Front and Rear Elevations													
22LG		PI -(00) - 011		Existing Side Elevations													
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22LG		PI-(10) - 002		Proposed Basement and Ground Floor Plans													
22LG		PI-(10) - 003		Proposed First and Second Floor Plans													
22LG		PI-(10) - 010		Proposed Front and Rear Elevations													
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22LG		PI-(11) - 012		Proposed Section C-C													
(15) GA Demolition Plans																	
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NOTES:

All dimensions in millimetres.
All dimensions and levels are to be checked and confirmed by the client prior to construction.
The client is responsible for obtaining all necessary planning and building regulations approval.
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The client is responsible for obtaining all necessary planning and building regulations approval.



DATE	BY	APP

REV A: BUILDING REGULATIONS IN-HOUSE PROPOSED STONE
REV B: STONE LANDING REMOVED
REV C: IN-HOUSE AND ROOF CHIMNEY TO DETAIL
CLIENT PROJECT

22 LANCASTER GROVE

DRAWING BY DATE:

SHEET TITLE:

PROPOSED SITE PLAN

SCALE:	1:100 (A1, 1200x43)	DRAWN BY:
DATE:	2013-03-22	APPROVED:
PROJECT:	22 LG-PH-10-001	REV:
CLIENT:	22 LG	C

KAS

ARCHITECTURE AND INTERIOR DESIGN
BATH STREET, LONDON, EC1V
020 7424 1400

NOTES:

1. All dimensions in millimetres.
2. All elevations and levels are to be taken from the datum indicated on the drawings.
3. The drawings are the property of KAS DESIGN and may not be reproduced or used for any other purpose without written permission.

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22 LANCASTER GROVE

PLANNING

PROPOSED FIRST AND SECOND

SCALE: 1:100 (A1), 1:200 (A3)

DATE: 2013-05-22

DRAWING NO: 22LG-P1-101-003

REV: C

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KAS

ARCHITECTURE AND INTERIOR DESIGN
BATH STREET, LONDON, EC1V

T: 020 7464 4400

LEAD LINED GUTTER
BEHIND PARAPET WALL,
STONE COPING TO TOP
OF WALL

NEW DOUBLE GLAZED
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WITH PORTLAND STONE
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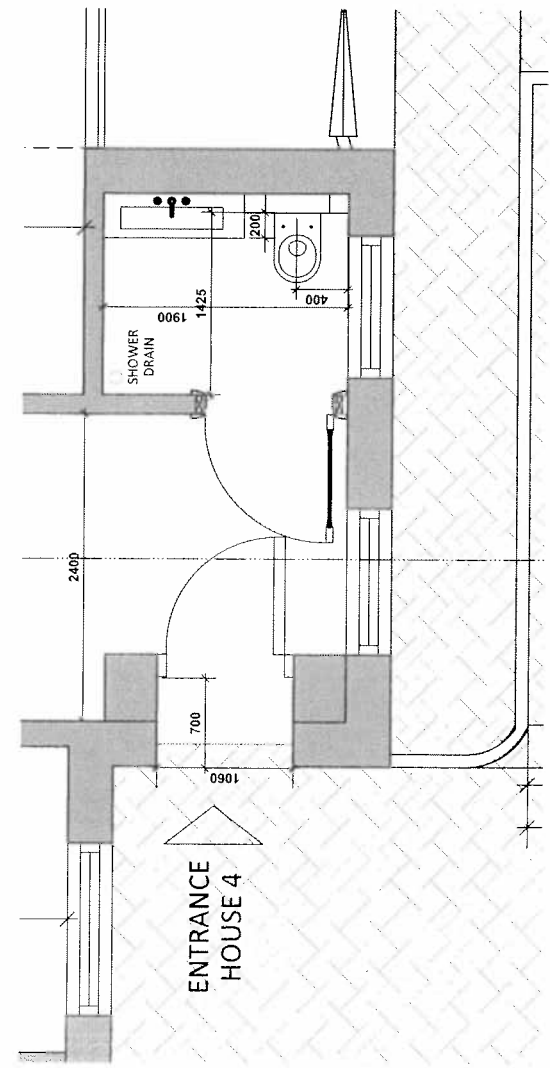
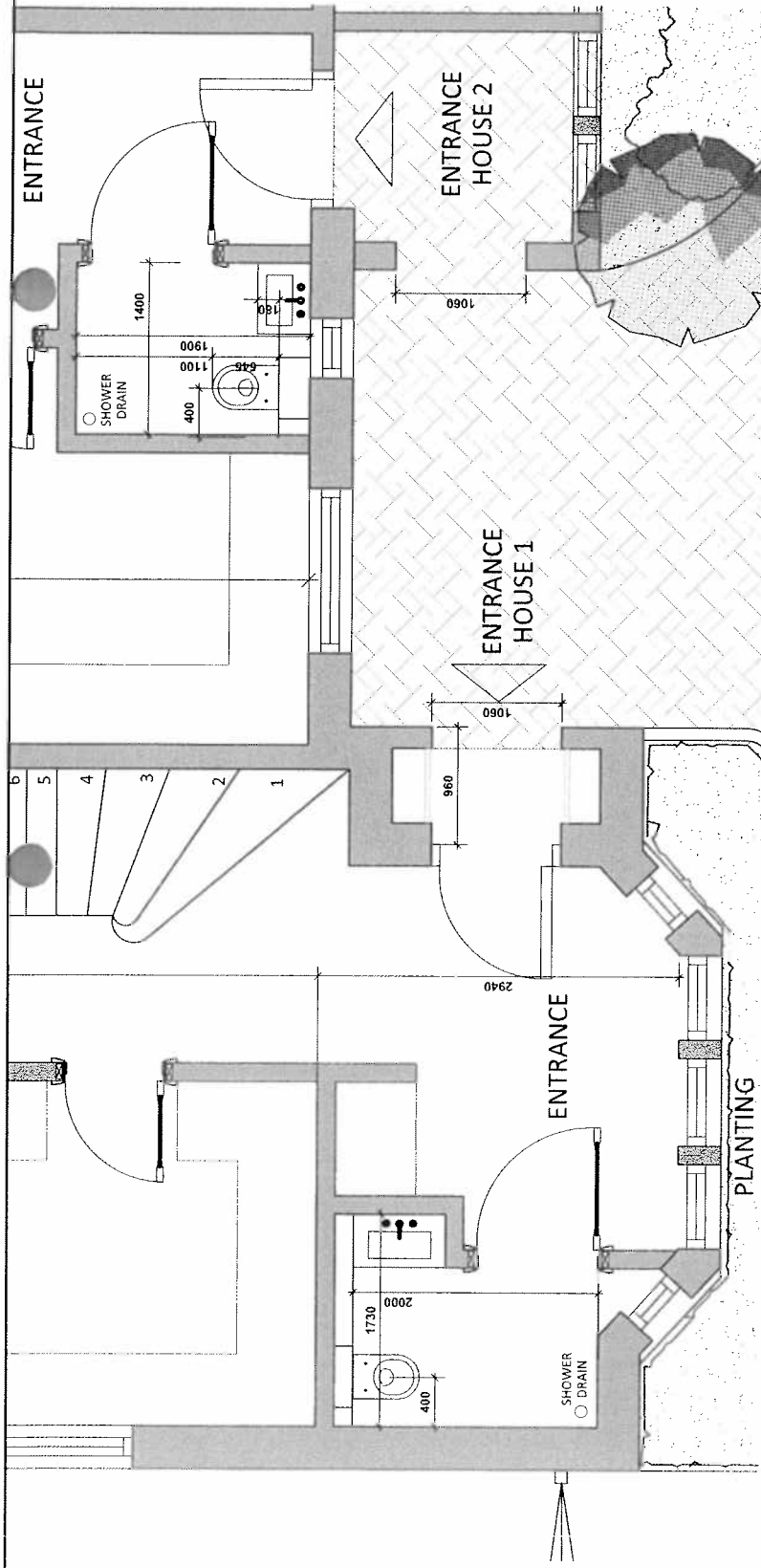
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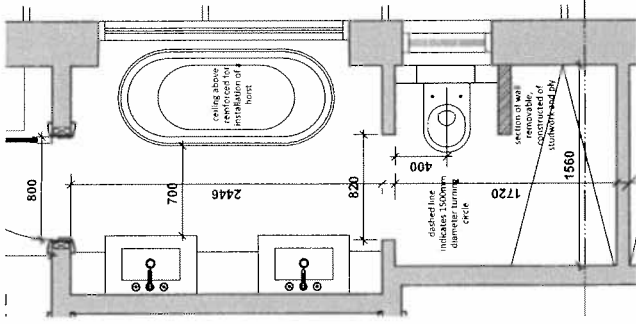


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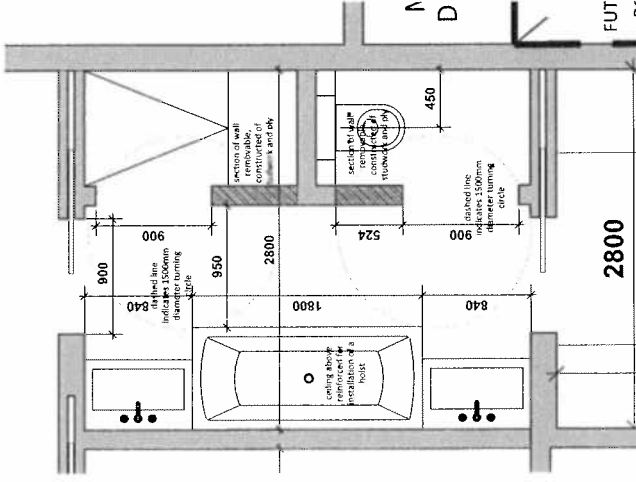
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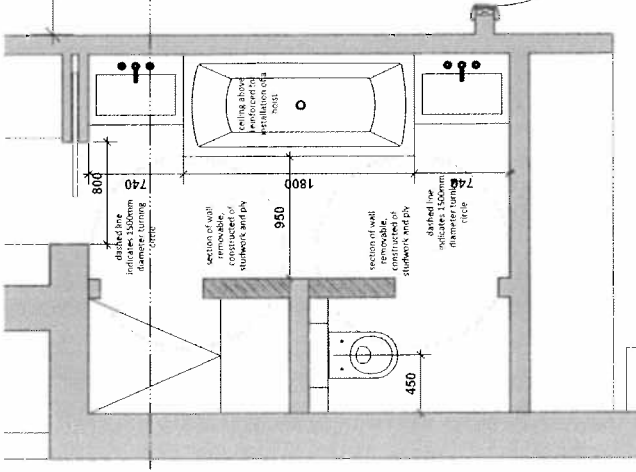
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2. All dimensions and areas are to be checked on site by the contractor.
3. The contractor is responsible for the installation of the water supply and drainage system.
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6. The contractor is responsible for the installation of the fire alarm system.
7. The contractor is responsible for the installation of the security system.
8. The contractor is responsible for the installation of the access control system.
9. The contractor is responsible for the installation of the lift system.
10. The contractor is responsible for the installation of the escalator system.



PROPOSED FIRST FLOOR BATHROOM HOUSE 4



PROPOSED FIRST FLOOR BATHROOM HOUSE 2 AND 3



PROPOSED FIRST FLOOR BATHROOM HOUSE 1

22 LANCASTER GROVE

PLANNING

PROPOSED FIRST FLOOR WCs

SCALE: 1:100 (A1); 1:200 (A3)

DATE: 2013-03-22

PROJECT: 22LG-PH-501 - SK101

KAS

INTERIORS AND ARCHITECTURAL DESIGN
BATH STREET, LONDON, EC1V
TEL: 020 7424 4422

0 5m
SCALE

DOUBLE GLAZED WINDOW
CONSERVATION.

DOUBLE GLAZED WINDOW

CLAY PILE, SINGING TIA
SHARP BRICK AND STONE
TO MAIN ENTRANCE TO HOUSE 2 & 3

BRICKWORK TO BE RED MULTIBLOCK WITH LIME THIN BLOODED
JOINTS IN FLEMISH BOND

NEW DOUBLE GLAZED CASSETTE

WINDOWS IN CODE 4 LEAD LINED DORMA

NEW DECORATIVE CHIMNEYS IN RED BRICK
WITH LIME MORTAR JOINTS. THIN BEDDED.
CLAY PILE AND CAST IRON TO THE TOP

TRADITIONAL BRICK ARCH WITH STONE DETAIL

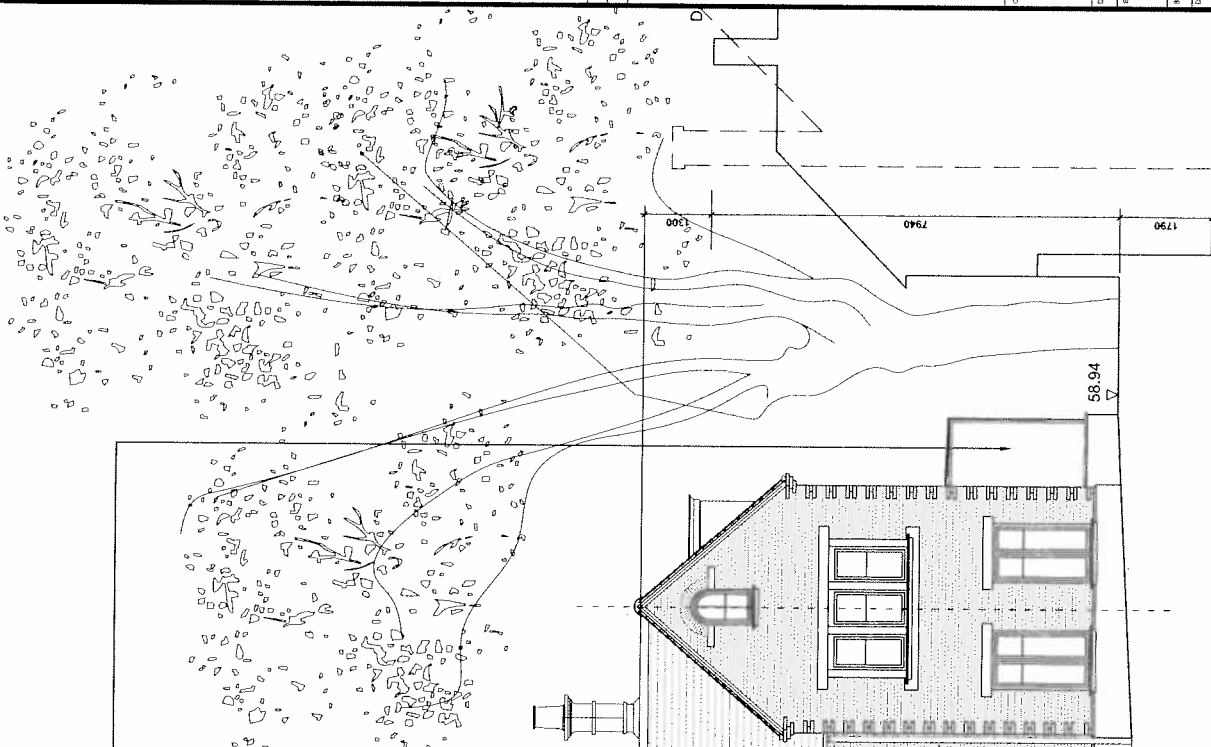
NEW DOUBLE GLAZED CASSETTE WINDOWS
WITH PORTLAND STONE SILL TO DETAIL

COTE 4 LEAD LINED ROOF WITH TRADITIONAL BELLS

PAVING AND GRASS TO BE
CAST IRON PAINTED BLACK

UPPER AND
STONE TILES

PORTLAND STONE PLINTH
TO BASE OF WALL



DATUM LEVEL 55.00M

22 LANCASTER GROVE

18-20 LANCASTER GROVE

PROPOSED FRONT ELEVATION (NORTH FACING)
1:50@ A1

NOTES

All dimensions in millimetres.

All dimensions and levels are to be checked by the architect before construction. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

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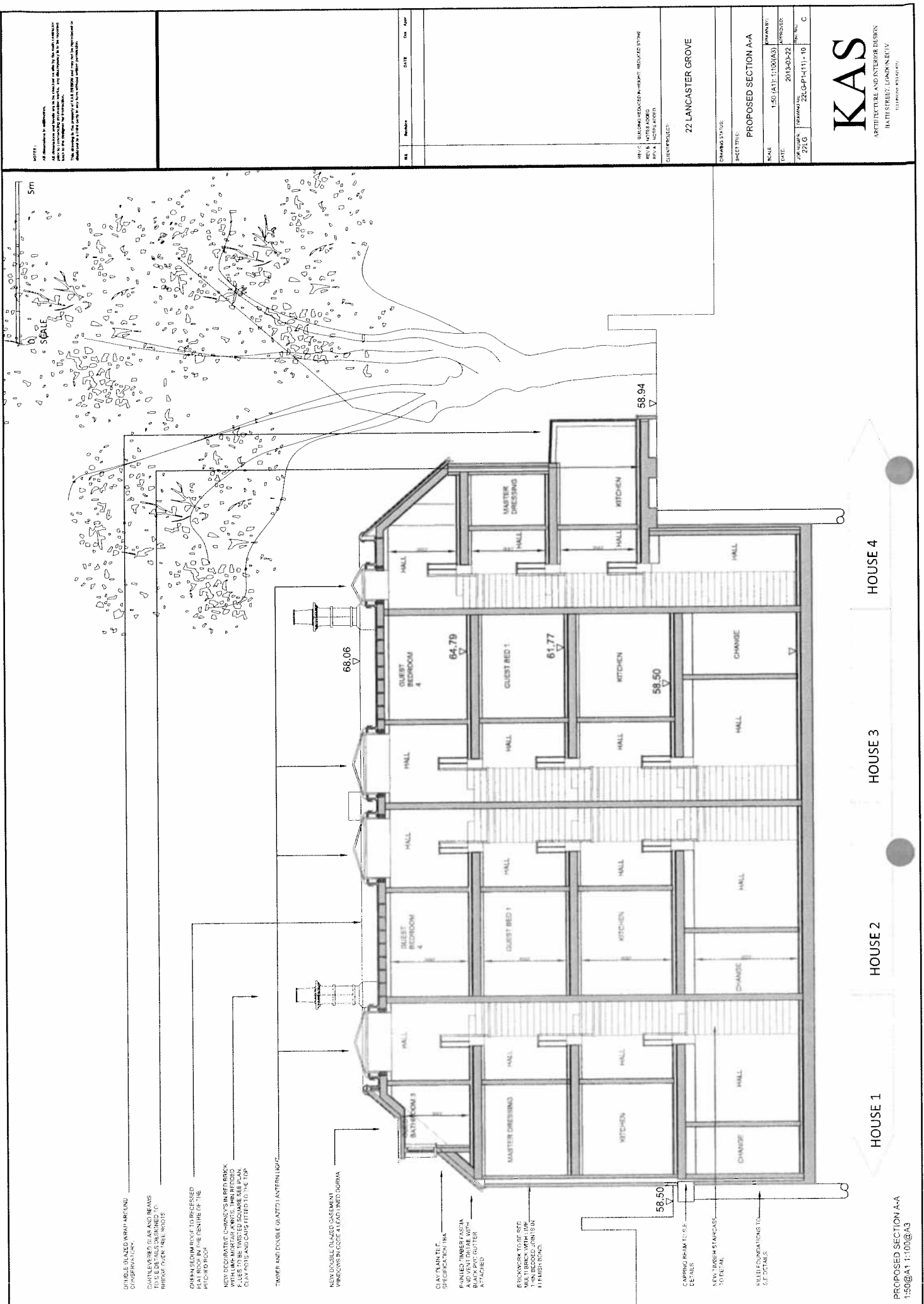
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NOTES:
1. ALL DIMENSIONS IN METERS.
2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED.
3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED.
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REV	DATE	BY	CHK
1	2013-03-22	22LG	

REVISED: BUILDING ADVANCED IN DESIGN - REDUCED STONE
REVISED: NOTES ADDED
REVISED: NOTES ADDED
CLIENT PROJECT: 22 LANCASTER GROVE

DRAWING STYLE:
PROPOSED SECTION A-A

SCALE	DATE	BY	CHK
1:50 (A1) 1:100 (A3)	2013-03-22	22LG	

KAS
ARCHITECTURE AND INTERIOR DESIGN
11 BATH STREET, LONDON E1V
TEL: 020 7454 1400

PROPOSED SECTION A-A
1:50@A1 1:100@A3

All dimensions and levels are to be checked and set by the main contractor prior to commencing excavation works. Any discrepancy is to be reported to the Designer for instruction.

Earth retaining in the property of K&S O&B Ltd and may not be represented or declared as a third party in any form without written permission.

ISS	Revision	Date	On	Appr
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REV C BUILDING RETAINED IN WHOLE - REDUCED STONE

REV. 8 NOTES ADDED

TEST PROJECT:

22 LANCASTER GROVE

RAVING STATUS:

7061 mg

1000

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1:50 (A1): 1:100 (A3)	40000000

IN HUE, R:	(P.A. 1000) No.	Rev. No.
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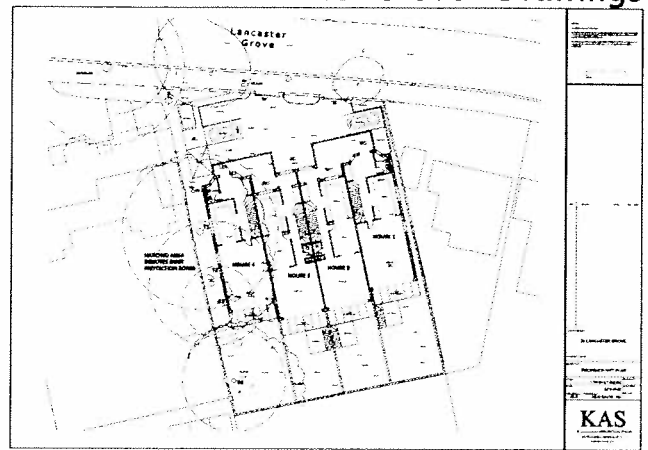
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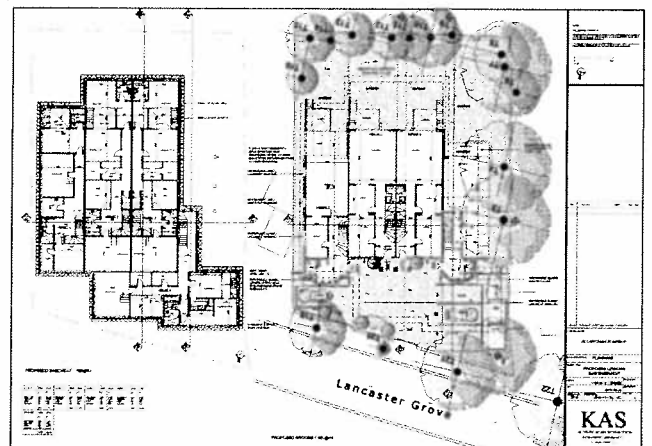
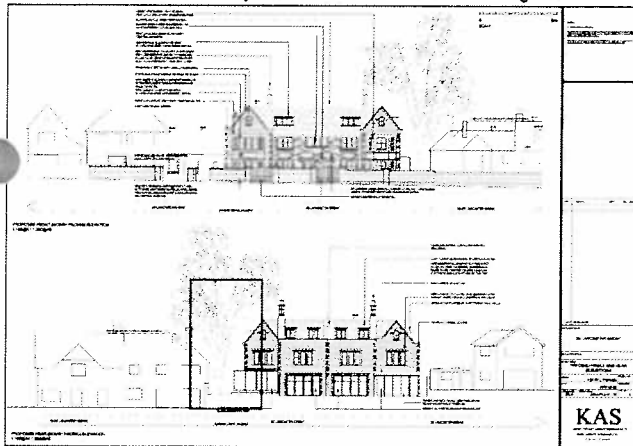
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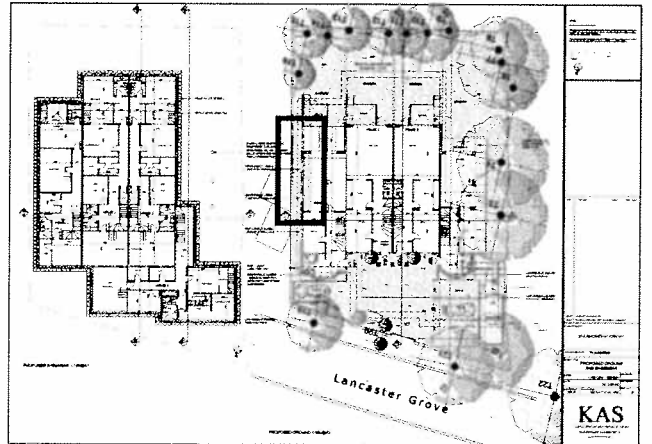
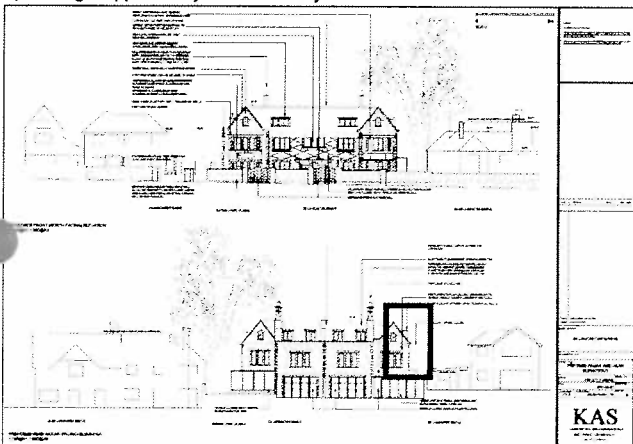
22 Lancaster Grove - Drawings



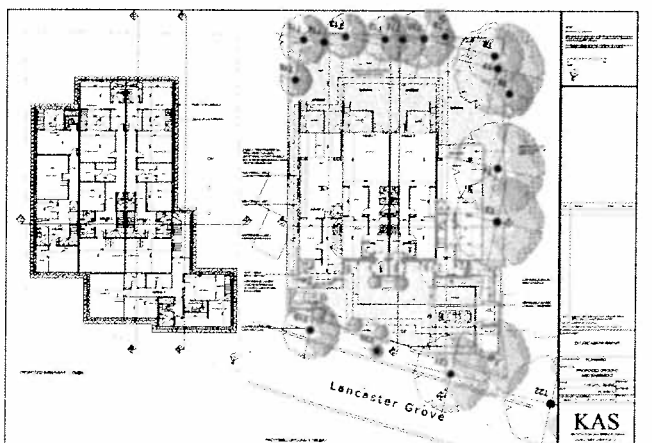
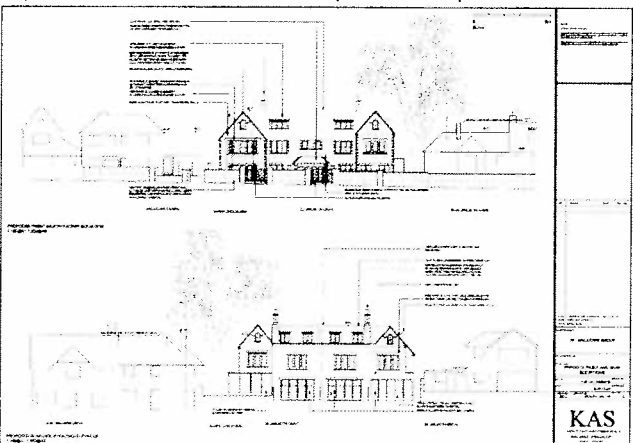
Application Set 21st March 2014 - Rev A - 1) Buildings moved forward, step in build form increased and depth of buildings reduced by 2m, 2) buildings pulled away from the trees on the western boundary in accordance with dimensions agreed with Camden Tree Officer.



Revision Following Consultation with Council 16th April 2014 - Rev B - 1) Building stepped away from no. 24 by 1m above first floor



Revision Following Consultation with Neighbours 21st April 2014 - Rev C - 1) Building height reduced by 500mm to address height concerns. 2) Stone, brickwork reduced. 3) Bay removed from house 4 to address requests for a simpler elevation.



APPENDIX 8



APPENDIX 8: HERITAGE ASSESSMENT

APPEAL BY MISS KATHERINE SOMERS AGAINST THE REFUSAL OF A PLANNING APPLICATION FOR THE ERECTION OF A TWO STOREY BUILDING PLUS BASEMENT FOLLOWING THE DEMOLITION OF EXISTING BUILDING TO PROVIDE FOUR DWELLINGHOUSES (4 X 5-BED)

SITE AT 22 LANCASTER GROVE, LONDON, NW3 4PB

Joanna Burton, IHBC, MPhil (cantab), MA
Senior Consultant, Beacon Planning Ltd
Issued 6 February 2015



1. INTRODUCTION

- 1.1. Beacon Planning has been asked to prepare an independent assessment of the heritage impacts of the proposed redevelopment of No. 22 Lancaster Grove, London, NW3 4PB. Beacon Planning is an independent planning consultancy that specialises in the historic environment. Beacon's portfolio of projects include advising clients on new developments within sensitive historic areas, including within conservation areas and their settings. The consultancy has also prepared conservation area appraisals on behalf of a number of local planning authorities.
- 1.2. This statement has been prepared by Senior Consultant, Joanna Burton. Joanna has a BA (hons) degree in History from the University of Durham, and a Master of Philosophy degree in Medieval History from the University of Cambridge. She is a full member of the Institute of Historic Building Conservation and sits on the East Anglia Branch Committee. Joanna has worked at Beacon Planning for over four years, during which time she has provided heritage consultancy services with respect to developments seeking alterations to Grade I and II* listed buildings (such as Thorpe Hall, Peterborough, and New Court Trinity College, Cambridge), as well as developments within conservation areas and their settings (including a 32 dwelling extension to Burnham Market, Norfolk, and refurbishment and conversion to residential of Grade II* townhouses on Great James Street, Bloomsbury). Joanna has also provided locum heritage conservation officer services, and has prepared conservation area appraisals and character assessments on behalf of a number of local authorities (including London Borough of Redbridge). She has also acted as expert heritage witness at public inquiries involving designated heritage assets. Before joining Beacon, Joanna worked alongside officers in the Planning and Development team at English Heritage in a training role.
- 1.3. The current building on the site is neither a designated nor non-designated heritage asset, however it is located within Belsize Conservation Area which is a designated heritage asset and protected via the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.4. The application that is the subject of this appeal was refused on 3 October 2014 despite officer recommendation for approval. Reason for refusal no. 1 cites harm to the character and appearance of the conservation area contrary to policy CS14 of the London Borough of Camden Core Strategy and Development Policies DP24 and DP25.
- 1.5. The Belsize Conservation Area was first designated in 1973, however it has been extended since with the eastern section, in which the appeal site is located, added in November 1985. It was most recently extended in 2002.

- 1.6. A Design and Access & Planning Policy Statement was prepared in support of the application which also addressed the heritage issues. This statement will provide a separate, independent assessment of the character and appearance of this part of the conservation area and the contribution that the application site makes to its significance. It will go on to assess the impacts of the proposed development, with specific reference to its bulk, mass and extent of site coverage as cited in the reason for refusal.
- 1.7. A site visit was made on 17 December 2014 and has informed this assessment.

2. BRIEF HISTORY OF THE SITE AND SURROUNDINGS

- 2.1. The first Ordnance Survey (OS) plan published in 1871 shows the application site as fields, surrounded by earlier development that had taken place in the middle of the C19. The western end of Lancaster Road (now Lancaster Grove) had been laid out by this time, but development along its length had yet to begin. Development of the residential suburb that now forms the conservation area began c.1840 with the Italianate villas for which the area is well known. The area takes its name from Belsize House which was demolished in 1853 to make way for an elite estate complete with square and church to compete with the contemporary development of areas such as Bayswater to the west to attract the wealthy to the north of London.
- 2.2. The main developer of this first phase was Daniel Tidey, and the area was known for a time as Tidey Town. Tidey gave way to William Willett and Son who constructed Eton Avenue and Strathray Gardens towards the end of the C19. By the publication of the 1896 OS plan, the extent of this development is clear. The full length of Lancaster Road had been established, following the course of an existing field boundary. The pairs of Victorian villas had been constructed on the north side of the road to the west of Lancaster Place, with development on the eastern half not yet complete. The detached villas opposite the appeal site had however been built by this date. The appeal site is shown undeveloped, with a saw mill to the east and the large villas of Strathray Gardens to the west. Eton Avenue, Lancaster and Lambolle Roads were some of the last to be developed.
- 2.3. By 1915, the saw mill had gone, and four houses by this time had been constructed on the southern side of Lancaster Road to either side of the appeal site. The appeal site continues to be shown as the rear garden of a property fronting Eton Avenue to the south. By the First World War, the bulk of the development that now characterises this section of the conservation area was in place, with only minor infill occurring in the latter part of the C20. The appeal site is one such example, constructed c.1984.

- 2.4 Plans showing the gradual development of the area can be seen on p. 4 of the Design and Access & Planning Policy Statement.

3. ASSESSMENT OF SIGNIFICANCE

- 3.1. Heritage assets are defined in Annex 2 of the NPPF as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

- 3.2. Significance is also defined in Annex 2 of the NPPF:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 3.3. Setting is defined in Annex 2 of the NPPF as follows:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 3.4. The Planning Practice Guidance (PPG) (2014) states:

Being able to properly assess the nature, extent and importance of the significance of a heritage asset...is very important to understanding the potential impact and acceptability of development proposals. (Paragraph 18a-009)

- 3.5. The Conservation Area Statement (2003) states that the character of Belsize is largely drawn from the mid-C19 Italianate villas, however there are distinct areas within the conservation area with varying character and appearance. The Statement establishes six character areas accordingly, with the appeal site located within sub-area 3. This assessment of significance and the contribution made by the appeal site will therefore be made with reference to the characteristics of this sub-area.

Archaeological interest

- 3.6. This sub-area is not in an area of known archaeological potential, with such areas instead located to the north and east of the appeal site. The Victorian and Edwardian buildings that characterise the conservation area are relatively late in date and represented in abundance both locally and at national level. In addition to which, there is a wealth of surviving documentary evidence from this period. The fabric itself therefore contributes little to our understanding of past human societies that cannot be gained from other sources.

Architectural and artistic interest

- 3.7. From a reading of the Conservation Area Statement and from the site visit, the architectural and artistic interest can be summarised as follows.
- 3.8. The properties are varied in their style and appearance, with different elevational treatments found across the sub-area. A sense of uniformity is created however through the consistent use of materials, with red brick and red clay tiles being particularly prominent. Spatially, the houses are generally close together with only small gaps, and follow a consistent building line. They are typically set back behind front gardens with boundary walls.
- 3.9. Of the buildings on Lancaster Grove that form the context of the appeal site, the Statement notes that Nos. 45-51 opposite the appeal site are two storey detached houses with an attic level, constructed in red brick with red tiled roofs. They form an attractive group with bay windows and rendered gables, with decorative brickwork creating variation across the elevations. The Statement notes that Nos. 53-71 form another group, comprising wide-fronted, semi-detached properties in red brick. These also have decorative brick embellishment, along with white painted stone detailing. At roof level, they are characterised by two central gables with hipped roof profiles to the main roofs.
- 3.10. The Statement notes that the development along the southern side of Lancaster Grove (including the appeal site), takes a different character, with development set back behind high boundary walls. The pavement is planted with trees, which creates a greener character, with the vegetation forming a dominant feature.
- 3.11. The development along this southern side of the road is more varied in character, with later infill including No. 22 and the adjacent property to the east (No. 24). At the time of the site visit, the property to the west (Nos. 18-20) had been demolished, creating an anomalous break in development (permission has been granted for a replacement

dwelling). Other historic surviving properties along this side of the road are Arts and Crafts in character, reflecting their later phase of development in contrast to the earlier buildings on the northern side of the road. They use a similar materials palette of red brick and red tile which helps to create a degree of consistency across the north and south sides of the road despite their different architectural styles.

Historic interest

- 3.12. The Conservation Area Statement describes the development of this part of north London as a residential suburb aimed at wealthy Londoners in the second half of the C19 and into the C20 as a counter to the exclusive developments that were growing in west London at that time. Sub-area 3 illustrates the later C19 and pre-First World War development that largely completed the Belsize suburb that continues to characterise the area today.

Contribution made by the appeal site to the heritage interests of the conservation area

- 3.13. The contribution made by the appeal site to the special interest of the conservation area is assessed below using the checklist provided in Table 2 of English Heritage's guidance 'Understanding Place: Conservation Area, Designation, Appraisal and Management' (2011, 15) (Appendix B).

Are they the work of a particular architect or designer of regional or local note?

- 3.14. No. 22 is an example of late C20 residential development and is not known to be the work of an architect of any importance, either locally or nationally. It does not comprise part of either the Tidey or Willetts and Son developments that characterise the conservation area.

Do they have landmark quality?

- 3.15. No.22 is set back behind a boundary wall with railings, and is of a similar scale to surrounding buildings. It is not therefore a landmark, and is not of sufficient quality to warrant such status (fig. 7, Appendix A).

Do they reflect a substantial number of the other elements in the conservation area in age, style, materials, form or other characteristics?

- 3.16. The building, as a piece of late C20 infill, is an anomaly within the conservation area in respect of its age. Its use of materials is atypical, with rendered first storey with mock half-timbering stained brown and uncharacteristic window detailing and joinery (fig. 6,

Appendix A). The boundary treatment is similarly at odds, comprising railings with gate piers topped with stone finials (fig. 6 and 7, Appendix A). This is in contrast to the red brick and stone boundaries that form a key characteristic of the southern side of the road. Its form borrows the gable and hipped roof elements, however its massing is atypical, with a much wider front gable than is typical of the nearby Arts and Crafts houses, or those on the northern side of the road.

Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way? Do they contribute positively to the setting of adjacent designated heritage assets?

- 3.17. No. 22 comprises late C20 infill on the rear garden plot of No. 30 Eton Avenue which is Grade II listed. According to the list description (Appendix C), timber framing was added later to this building in 1925 (the building was originally constructed in 1898), however it is a red brick construction with red tile hanging, and so has a very different appearance to the appeal site and does not share an architectural relationship of any note. No. 30 and No. 22 front Eton Avenue and Lancaster Grove respectively, and do not therefore form a set piece of any interest. Aside from previously forming part of its plot, No. 22 shares no association with this listed building, and does not contribute to its significance.

Do they contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?

- 3.18. No; there is no adjacent open space or complex of public buildings. As noted above, the boundary treatment detracts from the public realm through its atypical form and use of materials.

Are they associated with a designed landscape?

- 3.19. No.

Do they illustrate the development of the settlement in which they stand?

- 3.20. No; the building is later infill of no historic interest or association with the surrounding late C19 and early C20 development.

Do they have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?

3.21. The existing building comprises infill development and therefore has been inserted into the historic road layout and residential plots. Consequently No.22 does not form part of the historic phase of development.

Do they have historical associations with local people or past events?

3.22. No.

Do they reflect the traditional functional character or former uses in the area? Does their use contribute to the character and appearance of the area?

3.23. The house forms part of the residential land use that characterises this Victorian and Edwardian suburb. It does not however form part of the historic development. In its use, it is compatible with but does not contribute positively to the character and appearance of the area.

Contribution made by the appeal site to the significance of No. 30 Eton Avenue

3.24. The proposals were not considered by the local planning authority to have any detrimental impact on the setting of No. 30 Eton Avenue. The contribution made by the appeal site to its significance is assessed here for completeness, and to demonstrate that its special interest will indeed not be harmed by the proposed development.

3.25. No. 30 Eton Avenue is located to the south of the appeal site, which was formerly part of its garden. The redevelopment of the site in the second half of the C20 to form what is now the appeal site formally separated this area of the garden from No. 30. Any relationship that the appeal site shares with No. 30 is now only historic in nature, and is not considered to contribute to the significance of the listed building.

3.26. No. 22 Lancaster Grove shares no architectural relationship with No. 30 Eton Avenue. No. 22 forms part of the wider townscape setting of No. 30 Eton Avenue, however this is characterised by suburban Victorian and Edwardian development which is contemporary with the development of No. 30. The appeal site is late C20 infill, and therefore No. 22 does not make a positive contribution to this townscape setting.

3.27. As such, No. 22 Lancaster Grove makes no contribution to the significance of No. 30 Eton Avenue.

4. RELEVANT HERITAGE LEGISLATION & PLANNING POLICY

Legislation

- 4.1. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 sets out the general duty as respects conservation areas in exercise of planning functions. Subsection (1) states:

72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
(emphasis added)

Local Development Framework

- 4.2. 'Camden Core Strategy 2010-2025' was adopted on 8 November 2010. Core Strategy Policy CS14 'Promoting high quality places and conserving our heritage' states the following:

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- c) promoting high quality landscaping and works to streets and public spaces;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

- 4.3. 'Camden Development Policies 2010-2025' was also adopted on 8 November 2010. 'DP24 Securing high quality design' states the following:

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility.*

- 4.4. Development Policy DP25 'Conserving Camden's heritage' states the following with respect to conservation areas and listed buildings;

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*

- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*
- g) not permit development that it considers would cause harm to the setting of a listed building.*

4.5. Policy 7.8 'Heritage assets and archaeology' of 'The London Plan' (July 2011) sets the following guidance with respect to determining planning decisions:

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

National Planning Policy

4.6. The NPPF sets out Central Government's planning policies and is a material consideration in planning decisions. Section 12 deals with the historic environment.

4.7. Paragraph 128 requires applicants to

...describe the significance of any heritage assets affected, including any contributions made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.8. A heritage assessment was included within the Design and Access & Planning Policy Statement submitted with the application and there is no suggestion from the local planning authority that this was not adequate. Nevertheless, this has been augmented with the assessment within this statement, such that the requirement as set out in paragraph 128 is considered to have been satisfied.

4.9. Paragraph 129 requires local planning authorities to:

identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

4.10. No. 22 is not a listed building and is not considered to warrant statutory designation by virtue of its lack of any special architectural or historic interest. It has not been identified by the local planning authority as a non-designated heritage asset. The Belsize Conservation Area Statement does not identify No. 22 to be an important building that makes a positive contribution to the conservation area. In this instance therefore, the 'heritage asset' is the Belsize Conservation Area.

4.11. Paragraph 131 of the NPPF directs local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets, and also *'the desirability of new development making a positive contribution to local character and distinctiveness'* when determining planning applications.

4.12. Paragraph 132 of the NPPF states that when considering the impacts of development proposals on the significance of a designated heritage asset, *'great weight should be given to the asset's conservation'*. It goes on to state that *'any harm or loss should require clear and convincing justification'*.

4.13. Paragraph 137 guides local planning authorities to *'look for opportunities for new development within Conservation Areas...and within the setting of heritage assets to enhance or better reveal their significance.'* It goes on to state that those proposals that *'preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.'*

4.14. Paragraph 138 recognises that not all elements within a conservation area *'will necessarily contribute to its significance'*. It goes on to state that loss of a building within a conservation area that makes a positive contribution should be treated either as substantial or less than substantial harm, depending on its significance and contribution to the conservation area as a whole. In this instance, No. 22 is not of any heritage significance and does not make a positive contribution to the conservation area. Its loss will not therefore cause harm.

Planning Policy Guidance (PPG)

- 4.15. The PPG is not policy but sets out guidance to aid the interpretation of the NPPF. Paragraph 18a-003 reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Conservation is described as *'an active process of maintenance and managing change.'*
- 4.16. Paragraph 18a-013 of the PPG offers guidance with reference to setting. It guides that an assessment of the impact on setting needs to be taken into account, and should be proportionate to the significance of the asset affected and the degree of change to the ability to appreciate it and the impacts on its heritage significance.
- 4.17. Paragraph 18a-018 provides guidance with reference to harm to the significance of conservation areas. It states that an unlisted building that makes a positive contribution to a conservation is of lesser importance than a listed building, and that the loss of a building that is important or integral to the character or appearance of the conservation is more likely to constitute substantial harm. The justification that is required, however, should still be proportionate to the relative significance of the building and its contribution to the conservation area as a whole.
- 4.18. Paragraph 18a-020 guides that public benefits arising from developments could be anything that *'delivers economic, social or environmental progress'*. They can include heritage benefits, such as *'sustaining or enhancing the significance of a heritage asset and the contribution to its setting'*.

Other guidance

- 4.19. The Belsize Conservation Area Statement was published in 2003. This document sets out the character of the area, outlines key issues and identifies development pressures.

5. IMPACTS OF THE PROPOSALS

Reason for refusal

- 5.1. Reason for refusal no. 1 states that the proposed development is unacceptable by virtue of *'its bulk, mass and extent of site coverage'* which *'would result in overdevelopment of the site to the detriment of the character and appearance of the conservation area contrary to policy CS14 of the London Borough of Camden Core Strategy and the London Borough of Camden Development Policies DP24 and DP25.'*

- 5.2. Reason for refusal no. 2 relates to residential amenity and is addressed by others in the Statement of Case and other evidence submitted in support of this appeal.

Impact on setting of No. 30 Eton Avenue

- 5.3. It is clear from the first reason for refusal that the alleged harm is considered to be to the character and appearance of the conservation area and not to the significance of the Grade II listed No. 30 Eton Avenue. There is no mention of the heritage impact on No. 30 Eton Avenue in the Committee Report, and at the time of determination the impact on this asset was clearly not considered to be an issue.
- 5.4. As established above, the existing building on the appeal site is not considered to make any contribution to the significance of the Grade II listed No. 30 Eton Avenue. Its loss will not therefore cause any harm to its significance.
- 5.5. The character of the setting of No. 30 is one of Victorian and Edwardian suburban development, with a private garden to the rear. Whilst the proposed replacement building subject to this appeal will have a larger footprint, sufficient distance is maintained between the rear of the replacement dwelling and No. 30 to retain the character of its garden setting. The design of the replacement building carefully reflects the prevailing characteristics of the area, and will thereby reinforce the existing character of the built environment that forms the wider setting of No. 30. This will 'better reveal' the significance of the asset as per paragraph 137 of the NPPF.
- 5.6. It is not considered therefore that there will be any detriment to the way in which No. 30 is experienced, and the proposals are in accordance with Central Government guidance in this respect along with Development Policy DP25(g) and Core Strategy Policy CS14.

Demolition of the existing building with reference to the conservation area

- 5.7. No. 22 is neither statutorily nor locally listed, and has not been identified by the local planning authority to date to constitute a non-designated heritage asset. The key consideration therefore in heritage terms is the impact of the loss of the building on the character and appearance of the conservation area. It is clear from the reason for refusal that the loss of the existing building is considered to be unobjectionable.
- 5.8. The assessment above has demonstrated that No.22 makes no contribution to the character and appearance of the conservation area. This is confirmed in the Belsize Conservation Area Statement which does not identify the building as making a positive

contribution (p.31). Paragraph 138 of the NPPF accepts that not all elements of a conservation area will necessarily make a positive contribution to its significance.

5.9. Furthermore, the appellant's Design and Access & Planning Policy Statement concluded that *'The existing property is not characteristic of the area and sits rather uncomfortably alongside some beautiful examples of Arts and Crafts style architecture'* (paragraph 2.05). This view was shared by the Case Officer, with No. 22 described in the Committee Report as being *'at odds with the predominant character and appearance of the area'* (paragraph 6.4.6).

5.10. The conclusion in the Committee Report at paragraph 6.4.7 that its removal would not cause harm is therefore considered to be entirely correct; there will be no harm to the character and appearance of the conservation area resulting from its demolition. This element of the proposals is therefore entirely in accordance with Development Policy DP25, Core Strategy Policy CS14, Section 12 of the NPPF, and by virtue of preserving the character and appearance of the conservation area meets the legislative requirements of section 72 of the 1990 Act.

Impacts of the replacement building with reference to the conservation area

5.11. The replacement building has been carefully designed to respond to the prevailing characteristics of the conservation area to ensure that it both preserves and enhances its character and appearance.

5.12. The demolition of the existing building (which makes no positive contribution to the character and appearance of the conservation area) creates an opportunity for a replacement building which better reflects the prevailing characteristics and thereby enhances the character and appearance of the conservation area. The NPPF guides that local planning authorities should *'look for opportunities for new development within Conservation Areas...to enhance or better reveal their significance'* (paragraph 137). This approach was correctly supported by the Case Officer, who stated in the Committee Report that:

Where buildings do not make a positive contribution to the character of appearance of a conservation area the Council will view the development as an opportunity to enhance an area and secure the optimum viable use of the site (paragraph 6.4.8).

5.13. The proposed architectural style of the replacement building consciously borrows from forms found in this sub-area of the conservation area. The design has been influenced by the Arts and Crafts movement which characterises the historic buildings

on the southern side of the street, with the listed fire station to the east of the application site perhaps the most significant nearby example along Lancaster Grove. This will reinforce the Arts and Crafts character of this more varied southern side of the street which the present building currently dilutes. The Committee Report at paragraph 6.4.11 confirms that this Arts and Crafts inspired design would be consistent with those on the south side of the street.

- 5.14. The red brick and red tile roof follows the existing materials palette, and the stone window dressings sit firmly with the Arts and Crafts detailing. These will be high quality materials, with handmade bricks and Portland stone, entirely consistent with the historic high status of this residential suburb. The use of materials is agreed in the Committee Report to be 'acceptable' (paragraph 6.4.12). The proposals are therefore in accordance with DP24(c).
- 5.15. These high quality materials extend to the boundary treatment, which will follow the distinctive form to the east and west of the appeal site with brick and stone piers and a solid brick wall (fig. 7, Appendix A). This will deliver an enhancement to the character and appearance of the southern side of Lancaster Grove as stated in the Committee Report at paragraph 6.4.17. The proposals are therefore in accordance with DP24(g).
- 5.16. The height of the proposed building is similar to the predominant scale of buildings in the local area such that it will not be overly dominant in the streetscene. The proposed development is a two storey building with attic (and basement), which is entirely consistent with the scale of houses on the south side of Lancaster Grove, as well as those opposite on the northern side (as demonstrated by the analysis of storey heights, Appendix 10, Statement of Case). It has been carefully designed to take account of the stepped heights of the buildings along the south side of Lancaster Grove which is in part expressed in the eaves heights and window lines. The proposed building successfully continues this rhythm.
- 5.17. The proposed ridgeline is slightly higher than that of neighbouring No. 24, however No. 24 is also an example of late C20 infill and is the exception rather than the rule (fig. 3, Appendix A). The roof profile of No. 24 has a shallow pitch which is anomalous within the streetscene and fails to reinforce the Arts and Crafts character of the south side of Lancaster Grove which is characterised by steeper pitched roof profiles. It is not considered appropriate therefore to base the design of the replacement dwelling on this example, as confirmed in paragraph 6.4.15 of the Committee Report:

The height of no.24 Lancaster Grove is in fact an anomaly in the local context as in fact is the buildings [sic] built form and character. Although an

immediate neighbour this should not set the parameters for development in the area. This should be led by historic properties which define the character and appearance of the conservation area.

- 5.18. The gap analysis (Appendix 10, Statement of Case) demonstrates that in general the buildings along the south side (as well as the north) occupy virtually the full width of their plots. The width of the proposed building will occupy a similar proportion of the frontage and will not appear out of scale in this respect. In addition to which, the proposed width of the replacement building is comparable to the paired villas on the northern side of Lancaster Grove to the east of the appeal site (fig. 4, Appendix A). Whilst it is appreciated that the north and south sides of the street differ in their character, together they form the townscape in which the proposed replacement building will sit. Clearly there are buildings of a similar width in the immediate context of the appeal site, and therefore the replacement building will sit comfortably within its context.
- 5.19. The width of the front elevation is therefore entirely appropriate. Indeed the Committee Report comments that the distance from adjoining property boundaries '*would be more consistent*' with the properties on the south side of Lancaster Grove (paragraph 6.4.13), and therefore reinforces the spatial characteristics of this side of the street.
- 5.20. The careful treatment of the roof will mask the deeper plan of the building when compared to the existing, such that it will not be dominant within the streetscene. The central area of flat roof will be hidden behind the roof slopes, and from the street the building will appear to have a traditional roof form. The dormers will break up and enliven the front and side roof slopes, and the mass of the building will be articulated by the two projecting gables which reflect the gabled forms of both the Edwardian and late Victorian properties adjacent and opposite. The mature street trees to the front of the property will also reduce the visibility of the building within the streetscene.
- 5.21. The building will be more visible in the streetscene as it addresses the predominant building line of the street, which the existing building fails to do, thereby reinforcing the character of the south side of Lancaster Grove. The Committee Report notes in paragraph 6.4.16 that the increase in mass will be most noticeable when travelling in a westerly direction due to the projecting gables. It goes on to state that this impact would not be harmful to the streetscene and would preserve the appearance of the conservation area by virtue of this being a common streetscape feature in a high-quality building. Notwithstanding this, neighbouring buildings and the replacement

building's orientation to the road (resulting in the western projection being set back some distance from the road), will reduce the visibility of the flank elevations.

5.22. Furthermore, the detached villas opposite the site (many of which also have a deep plan) do not sit square on to the road, such that a proportion of their side elevations are visible when travelling west (fig. 5, Appendix A). As confirmed in the Committee Report (paragraph 6.4.16), the projections are a common streetscape feature, and the view gained to the side elevation by virtue of the projecting gable in this instance will not therefore be alien to the conservation area.

5.23. In fact, the high quality design and use of traditional materials in the appeal scheme will reinforce the prevailing characteristics of this part of the conservation area, thereby ensuring that this increased visibility will enhance rather than detract from the character and appearance of the conservation area.

5.24. The Committee Report concludes that the *'design justifies the increase in scale from the poor quality architecture of the existing dwelling'* (paragraph 6.4.18). Paragraph 4.02 of the appellant's Design and Access & Planning Policy Statement sets out the aim to make good use of the site to meet identified housing needs, whilst delivering a building that is *'in keeping with the typology of the street'*. The gap analysis submitted as part of the appellant's evidence base (Appendix 10, Statement of Case) demonstrates that the increase in scale can be accommodated on this plot in a way that reinforces the spatial characteristics of the conservation area. This is a high quality design that will deliver 4no. family units whilst giving the appearance of a single dwelling, thereby preserving and enhancing the south side of Lancaster Grove and making the best use of the site to meet local housing needs. This is recognised in the Committee Report:

The design cleverly incorporates four dwellings into a building which appears as a single family dwelling thereby preserving the character of this side of the street as well as making best use of the land for family housing. Paragraph 6.4.13

5.25. The reason for refusal cites specifically 'bulk' and 'mass'. Bulk was defined in 'By Design' (CABE / DETR: 2000) as *'the combined effect of the arrangement, volume and shape of a building... Also called massing'*. It is therefore considered that any objection to 'bulk' and 'mass' in the reason for refusal is effectively the same as the objections to the 'height, width and depth', and therefore cumulatively to the 'scale'.

5.26. For the reasons as set out above, the proposal is considered to be entirely in keeping with the scale of the buildings that characterise this part of the conservation area.

The bulk and mass are therefore considered entirely acceptable, and do not therefore represent overdevelopment. The proposals are therefore in accordance with DP24(a).

- 5.27. The reason for refusal also asserts that the proposal causes harm by virtue of the extent of site coverage. Through careful management of the roof, the deep plan of the central part of the building will not be visible from the street, such that the extent of site coverage will not be perceptible within the streetscape. The impact of the development when viewed from the side when travelling west has been discussed above (paragraph 5.21) and will not cause harm. The western side of the building is set back further from the road, thereby minimising its visibility when travelling east along Lancaster Grove. Indeed this has been praised in the Committee Report, which comments that:

...the position and layout of the design has...managed to cleverly mediate between the building lines of properties curving away from the site. This has meant a slight projection to the front gable adjoining no.24 but this is consistent with all projecting gables along the length of the road as it bends. This allows the development to carefully knit the townscape together to reinforce the better qualities of the existing townscape and thus enhance [the] character and appearance of the area. Paragraph 6.4.13

- 5.28. There are no views to the rear of the site that are of particular townscape value. Any glimpses to the rear of the building would be within the context of the suburban development that characterises the conservation area and would not therefore be out of keeping.

- 5.29. The study of site coverage submitted by the appellants has demonstrated that coverage of 33% as proposed is entirely consistent with other plots in the nearby area, with some other plots exceeding the 33% figure. The Committee Report concluded that

...the development does not feel oversized and the footprint with a site coverage of 33%...is consistent with the built development to plot ratio in the area. Paragraph 6.4.14

- 5.30. It is not considered therefore that the proposals constitute 'overdevelopment' and will not cause any harm to the character and appearance of the conservation area in respect of bulk, mass or extent of site coverage.

- 5.31. The mature street trees will continue to soften the building in views along the street. The addition of further landscaping including trees to the front of the building will

supplement this, and ensure that the building has a landscaped setting which is characteristic of the south side of Lancaster Grove, particularly to the west of the appeal site. This is in line with Development Policy DP25(e).

6. CONCLUSIONS

6.1. For the reasons set out above, the proposals are considered to be entirely consistent with the relevant Development Plan policies, the NPPF and the PPG. The design and heritage considerations of the development were supported by the Case Officer in the Committee Report, which concluded that the proposals would be '*a welcome addition to the area*' (paragraph 6.4.20).

6.2. The design is high quality that takes proper account of and responds to the local architectural character, spatial characteristics, topology, and use of materials, thereby ensuring that the proposed development will preserve the character and appearance of the conservation area. The existing building does not make a positive contribution, and its demolition creates an opportunity to deliver an enhancement to the conservation area. The proposals will deliver this enhancement through reinforcing local distinctiveness that characterises the conservation area through both the replacement building and the boundary treatment.

6.3. The high quality of the design has been recognised in the Committee Report, for examples at paragraphs 6.4.11, 6.4.13, 6.4.16, and 6.4.18. The Committee Report concludes that:

The proposal would accord with LDF policy DP24 which seeks to ensure that...development is of a high standard and that it respects its site and setting and seeks to improve the attractiveness of an area and not harm its appearance or amenity. Paragraph 6.4.19

The proposal is a high quality, imaginative design which would be a welcome addition to the area once complete. Paragraph 6.4.20

6.4. With reference to the Development Policies, the proposals are therefore in accordance with DP24.

6.5. Development Policy DP25(b) states that only development that preserves and enhances the character and appearance of the conservation area will be permitted. For the reasons set out above, the proposals are entirely in accordance with this policy, and will deliver an enhancement upon the existing.

6.6. This same conclusion was made in the Committee Report:

...it is considered that the proposal would accord with policy DP25 which seeks to ensure that new development in a conservation area preserves and enhances the special character or appearance of the area. Paragraph 6.4.19

6.7. This statement has taken account of the Conservation Area Statement which has not identified No. 22 as making a positive contribution. As a building that does not make a positive contribution, DP25(c) does not apply in this instance.

6.8. For the same reasons as set out above, the proposals are in accordance with Core Strategy Policy CS14, and policy 7.8 of the London Plan.

6.9. Paragraph 137 of the NPPF guides that local planning authorities should look for opportunities for new development within conservation areas to enhance or reveal their significance. Proposals that better reveal the significance of the asset should be treated favourably. In the present case, the proposals both preserve and enhance the character and appearance of the conservation area in line with paragraph 137. This is reflected in the Committee Report, which concluded that the application accorded with local development policies DP24 and DP25 as well as paragraph 137 of the NPPF (paragraph 6.4.19).

6.10. By virtue of both preserving and enhancing the character and appearance of the conservation area, the proposals are consistent with the provisions of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.11. Therefore, whilst the Statement of Case addresses the planning balance in detail, there are no heritage reasons that would justify the refusal of permission.

Appendix A

Figures

Photographs taken on 17 December 2014



Fig. 1
View west along
Lancaster Grove



Fig. 2
View east along
Lancaster Grove



Fig. 3
Nos. 24 and 26
Lancaster Grove



Fig. 4
Semi-detached
houses on north
side of Lancaster
Grove to east of
appeal site



Fig. 5
Detached houses
opposite appeal
site



Fig. 6
No. 22 Lancaster
Grove



Fig.7
Historic boundary
treatment, south
side of Lancaster
Grove

Appendix B

Extract from **'Understanding Place: Conservation Area Designation, Appraisal and Management'** (English Heritage 2011)

Understanding Place:
Conservation Area
Designation, Appraisal
and Management



ENGLISH HERITAGE

This guidance is for local authorities, community groups, amenity societies, developers and their agents, consultants, and those who visit, live in, work in, or own properties in conservation areas.

FOREWORD

The contribution that historic areas make to our quality of life is widely recognised. They are a link to the past that can give us a sense of continuity and stability and they have the reassurance of the familiar which can provide a point of reference in a rapidly changing world. The way building traditions and settlement patterns are superimposed and survive over time will be unique to each area. This local distinctiveness can provide a catalyst for regeneration and inspire well designed new development which brings economic and social benefits. Change is inevitable. This guidance sets out ways to manage change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management.

About this Document

This consultation document is based on *Guidance on conservation area appraisals* (English Heritage 2005) and *Guidance on the management of conservation areas* (English Heritage 2005) which were published as separate consultation documents. Comments in response to these consultations focused on the adoption of conservation appraisals and management plans within the planning system (which is a matter for local authorities and their communities). The principles of the approach were widely accepted and these documents have been used and referenced frequently in planning policy, development management and appeal decisions since their publication. This new document takes these principles and updates them after the issue of PPS5 Planning for the Historic Environment and its Practice Guide.

There have been significant legislative and policy developments since the consultation documents were published and more changes will follow. For this reason the guidance is a web-based document which provides a single source of information on conservation area designation, appraisal and management which will be revised as necessary on a regular basis.

We are therefore placing this consultation document on this website as a consultation draft of our conservation area guidance for a three month period until July 2011 and would welcome comments sent to planning.policy@english-heritage.org.uk.

This document is part of the series of HELM guides on historic characterisation which include:

Understanding Place: an Introduction (English Heritage 2010),

Understanding Place: Historic Area Assessments in a Planning and Development Context (English Heritage 2010),

and *Understanding Place: Characterisation and Spatial Planning* (English Heritage 2011 to follow) and complements

Valuing Places: Good Practice in Conservation Areas (English Heritage 2011) which illustrates approaches and techniques associated with constructive conservation that have assisted local authorities, civic societies and local groups to actively manage their conservation areas.

Acknowledgements

This document owes much to Anna McPherson of The Paul Drury Partnership who wrote the 2005 guidance on which this text is based. It includes new case studies and photographs sourced by Michael Munt, Historic Areas Advisor, English Heritage. It has benefited from informal discussion with Robert Lloyd-Sweet in relation to his work for The Conservation Studio and Oxford City Council who also provided information on Ealing Canalside Conservation Area Appraisal.

Table 2 Check list to identify elements in a conservation area which may contribute to the special interest.

A positive response to one or more of the following may indicate that a particular element within a conservation area makes a positive contribution provided that its historic form and values have not been eroded.

Checklist	
Is it the work of a particular architect or designer of regional or local note?	
Does it have landmark quality?	
Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?	
Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?	
Does it contribute positively to the setting of adjacent designated heritage assets?	
Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?	
Is it associated with a designed landscape eg a significant wall, terracing or a garden building?	
Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?	
Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?	
Does it have historic associations with local people or past events?	
Does it reflect the traditional functional character or former uses in the area?	
Does its use contribute to the character or appearance of the area?	

Locally Important Buildings

2.2.22 Recommendations for new locally listed buildings could form part of the appraisal. If there is no 'local list', the appraisal might recommend the introduction of local criteria for identifying important unlisted buildings, as at [Bassetlaw](#). Local constructional or joinery details, including characteristic historic shop-fronts, and unusual local features often make a vital contribution to local distinctiveness.

An Audit of Heritage Assets

2.2.23 An audit of heritage assets will be helpful in larger, more complex areas, where there is a wide range of historic structures, and/or in areas with an industrial heritage. A description of condition will be important. The results are probably best tabulated and included as an appendix to the appraisal, and/or on a map. Where significant change to public space is proposed, an audit of the public realm may be appropriate and the appraisal might usefully note if such an audit needs to be undertaken (Part 3 paragraph 3.5).

An Assessment of Condition

2.2.24 The appraisal also offers the opportunity to record the general condition of the area, that is both its economic vitality and the physical condition of the historic buildings, other heritage assets and the public realm. It can be used to identify buildings at risk, or in a serious state of disrepair, or where a major land/property owner or developer is pursuing an obvious policy of deliberate neglect, or where the loss of front gardens to hard standing for cars, the loss of traditional architectural features and fenestration, or the existence of gap sites is eroding special character. In some cases, it may be appropriate to map and photograph surviving original architectural features and fenestration – distinctive local detailing, doors, windows, roof coverings, trees – to aid future monitoring and enforcement. [Understanding Place. Historic Area Assessment: Principles and Practice](#) English Heritage 2010. Paragraph 2.4.2 sets out some useful questions to help with this part of the appraisal.

2.2.25 Generic issues that underlie obvious problems such as:

- the effects of heavy traffic;
- a low economic base resulting in vacancy and disrepair of buildings;
- pressure for a particular type of change or development as well as specific examples (such as buildings at risk, or uncontrolled, inappropriate advertising) will provide evidence and identify the need for additional controls, particularly Article 4 directions, to prevent further erosion

Appendix C

List description: No. 30 Eton Avenue

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List Entry Number: 1356862

Location

30, ETON AVENUE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 11-Jan-1999

Date of most recent amendment: 11-Jul-2000

Legacy System Information

The contents of this record have been generated from a legacy data system.

 **Legacy System:** LBS

UID: 473098

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

798-1/51/395 ETON AVENUE 11-JAN-99 (North side) 30 (Formerly listed as: ETON AVENUE 30)

II

Detached house. 1898. By Amos Faulkner; built by William Willett & Son; timber framing added 1925. Red brick with tile-hanging and timber framing. Tiled hipped and gables roof with tall brick clustered chimney-stacks with moulded cornices and dormers. Asymmetrical design. 2 storeys and attic. Irregular fenestration of transom and mullion windows with glazing bars and 1st floor half timbered aprons. Entrance bay with gabled half timbered and tiled porch hood; 3-light window above. To right, a narrow gabled bay and then a 6-light canted bay rising through both storeys. To left of entrance a 5-light flat bowed bay rising through both storeys and supporting a half timbered gable with oculus set in timber rectangle and carved bargeboards; tile-hung 1st floor. Right hand return with canted bowed bay. INTERIOR: not inspected.

Listing NGR: TQ2715584515

Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TQ 27155 84515

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1356862.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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This copy shows the entry on 22-Jan-2015 at 06:37:12.

APPENDIX 9



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22 LANCASTER GROVE

Expert Witness Statement

Daylight, Sunlight &
Shadow

DIRECTOR:	BARRY HOOD
DATE:	FEBRUARY 2015
PROJECT:	P382

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Appendices

- Appendix A – Source Data
- Appendix B - Drawings

1 INTRODUCTION

- 1.1 The professional advice in relation to the effect of the proposed development for 22 Lancaster Grove is provided by Barry Hood.
- 1.2 Barry Hood is a Director and Co-Founder of Point 2 Surveyors Ltd (Point 2). Point 2 is a Surveying Practice, based in Central London, which specialises in undertaking technical analysis and providing advice in relation to Daylight, Sunlight, Shadow, Light Pollution and Solar Glare. Barry Hood has specialised in this field for the last nine years, and was formerly a Partner and Head of Department at GIA, the largest specialist central London daylight practice.
- 1.3 Barry has worked on numerous residential schemes, as well as large urban development sites, providing detailed technical analysis and professional advice in relation to daylight, sunlight and shadow, including:

*The Commonwealth Institute for Chelsfield
122 Leadenhall Street for British Land
The American Embassy for the US Government
Victoria Circle for Land Securities
Wood Wharf for The Canary Wharf Group
Bishopsgate Goodsyrd for Hammerson
London Dock for Berkeley Homes
Columbus Tower for CEG & now The Chinese Government
London Wall Place for The City of London
Old Bailey for Land Securities
One Hyde Park for Candy and Candy
Vauxhall Square for CLS
Middlesex Hospital for Candy and Candy
The Earls Court Masterplan for Capco
Chelsea Barracks for Qatari Diar; amongst many others.*

- 1.4 Point 2 have been consulted to review the original Syntegra daylight and sunlight report and to provide independent advice in relation to the redevelopment of 22 Lancaster Grove and its effect upon the neighbours daylight and sunlight amenity, and any over-shadowing to neighbours private amenity space/gardens.
- 1.5 The original Syntegra technical work was summarised in a report entitled *Daylight, Sunlight & Overshadowing Report* dated April 2014. This was supplemented with an Addendum dated 19.8.14 in response to queries provided by an Independent Consultant – Brooke Vincent + Partners (BVP).
- 1.6 The Syntegra report employed the Building Research Establishment methodology in arriving at its findings and responded to queries from a third party reviewer (BVP) which related to i) suitability of software employed, ii) accuracy of computer modelling, iii) appropriateness of including vegetation, iv) status of the rooms analysed.

- 1.7 Point 2 have undertaken new technical analysis to arrive at an entirely independent opinion. To do so Point 2, mindful of BVP's former observations which related to the Syntegra work, have employed the following approach; i) Employed our proprietary, market leading SOL software being the most sophisticated product available for the measurement of light and which has been employed on the majority of major schemes in the UK over the last 20 years; ii) undertaken a laser scan survey of the site and neighbours to accurately locate buildings and apertures, iii) removed all vegetation for the purposes of technical analysis, iv) undertaken research to determine the use and dimensions of neighbouring rooms.
- 1.8 The objective of this approach is to arrive at a technically very robust set of analysis which is independently verifiable and provides both the Local Planning Authority, developer, neighbours and independent third party with confidence as to the technical output, and from which a professional opinion can be arrived at.
- 1.9 Technical analysis was undertaken within a 3-dimensional computer model of the development site and neighbouring properties. In order to ensure accuracy the three dimensional computer model was constructed with the benefit of a laser scan based measured site survey. This means that neighbouring buildings are laser scanned to precisely define the location of the building relative to the site and location of windows in order to heighten accuracy of the technical output. In addition and where possible floor layout plans have been obtained for relevant neighbouring properties. This has assisted with determining room depth and room usage within neighbouring buildings, and is important because the BRE Guidelines state that only certain habitable rooms are material for consideration and it is also necessary for the calculation of the No Sky Line/daylight distribution methodology.
- 1.10 Appendix A contains all of the source data which has been relied upon in the production of the technical information and which has under-pinned the opinion contained in this report.
- 1.11 The basis for the technical analysis and methodology employed is derived from The Building Research Establishment Guidelines entitled *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice* 2011 by P J Littlefair (*The BRE Guidelines*).
- 1.12 The BRE Guidelines are the principle source of guidance in this area. LB Camden cite daylight and sunlight matters in Section DP26 of the Camden Development Policies document 2010. In which it states at: 26.1 Policy DP26 – Managing the impact of development on occupiers and neighbours: *"The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include: ...b) overshadowing and outlook, c) sunlight, daylight and artificial light levels...."* And at 26.3 *"To assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the Council will take into account the standards recommended in the Building Research Establishments Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice"*.
- 1.13 The BRE Guidelines are not mandatory, and they state in the Introduction on Page 1 that:
- "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer although it gives numerical guidelines these should be interpreted flexibly since natural lighting is only one of many factors of site*

layout design. In special circumstances the developer or planning authority may wish to use different target value. For example, in an historic City Centre or in an area with modern high rise buildings a higher degree of obstruction may be unavoidable if new developments are to match the heights and proportions of existing buildings".

- 1.14 Additionally, on Page 7 at 2.23 the BRE again states *"note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylight in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour standing a reasonable distance from the boundary and taking no more than its fair share of light"*.
- 1.15 Additionally on Page 61, in Section F1, the BRE states that *"these values are purely advisory and different targets may be used based upon the special requirements of the proposed developments or its location"*.
- 1.16 There are various points at which the BRE Guidelines allude to or suggest how those alternate target values may be arrived at depending upon site context:
- i. At 2.3.5 on page 12 of the BRE it advises upon designing in anticipation of future development on adjoining sites and in which it states that *"Overall the adjoining development site should normally retain the potential for good daylighting if every point is within 4m of a point with a VSC of 17% or more. This corresponds to the value for a continuous obstruction subtending the 43 degree angle above."*
 - ii. At Appendix F2 on page 62 the BRE sets out the methodology for comparing a new scheme proposal with that of an extant planning consent and the resultant daylight values in each case.
 - iii. At Appendix F5 on page 62 the BRE sets out the methodology for comparing a new scheme proposal with that of a theoretical 'mirror image' scheme.
- 1.17 The reason that the BRE target values need to be considered flexibly is three fold:
- i. The BRE target values do not incorporate any consideration of context or particular site circumstances.
 - ii. The BRE recommended level of daylight at the window face is 27% VSC. A VSC of 27% requires that there is no obstruction in front of the window that is higher than 25 degrees from the window centre analysis point. This target value is predicated upon a suburban model of 2-storey dwellings facing one another across a reasonable width road but more challenging where outlook is more restricted.
 - iii. The BRE methodology permits up to 20% change in both VSC and NSL tests which it considers unnoticeable to the occupant, but beyond that it considers the alteration potentially noticeable. This approach is a helpful guide but fails to consider the quality of retained light.
- 1.18 These inherent limitations are recognised by the BRE Guidelines and hence recommend a flexible approach to their application and the numeric values suggested.

- 1.19 The BRE Guidelines identify two principle methods for analysing the effect of construction of a scheme upon a neighbours daylight amenity and 1 method for analysing the effect upon sunlight.

1) The Vertical Sky Component (VSC)

This analysis is undertaken at the window face. It is the ratio of the direct sky illuminance falling on the vertical wall at a reference point (usually the centre of the window) to the simultaneous horizontal illuminance under an obstructed sky. The standard CIE overcast sky is used, and the ratio is usually expressed as a percentage. The maximum value is almost 40% for a completely unobstructed vertical wall. If, after a development is constructed, the VSC is greater than 27% then enough sky light should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the VSC with a new development in place is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of sky light.

The limitation of the VSC form of analysis is that it relies solely upon the extent to which sky visibility is obstructed at the window face only. It takes no account of window size, of reflected light, of room size behind the window, or light received by the same room from other sources. It is then a very simplistic method of evaluating daylight or more accurately sky visibility.

2) No Sky Line/ Daylight Distribution (NSL)

The effect upon the daylight distribution within a room can be found by plotting the No Sky Line. For houses this would include living rooms, dining rooms and kitchens. Bedrooms should also be analysed although they are less important. If following construction of a new development, the No Sky Line moves so that the area of the existing room which does receive direct sky light is reduced to less than 0.8 times its former value, this will be noticeable to the occupants and more of the room will appear poorly lit.

The limitation of the No Sky Line technical analysis is that where neighbours have very deep rooms and are lit by a window in only one wall they may, by virtue of their design, have poor sky visibility to begin with and therefore be more and possibly unreasonably sensitive to alterations in sky visibility.

- 1.20 The BRE also states on page 8 at 2.2.10 that *"The guidelines above need to be applied sensibly and flexibly. There is little point in designing tiny gaps in the roof lines of new development in order to safeguard No Sky Lines in existing buildings. If an existing building contains rooms lit from one side only and greater than 5m deep, then a greater movement of the No Sky Line may be unavoidable."*
- 1.21 The BRE also acknowledges on page 8 at 2.2.12 that *"A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above."*

Sunlight to Existing Dwellings

- 1.22 The BRE identifies one method of analysing the effect of construction of a scheme upon a neighbours sunlight amenity:

Annual Probable Sunlight Hours (APSH)

- 1.23 To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. For technical analysis purposes a point at the centre of the window wall may be taken. If this window point can receive more than one quarter (25%) of APSH including at least 5% of APSH in the winter months between 21 September and 21 March, then the room should receive enough sunlight. Any reduction in sunlight access below this level should be kept to a minimum. If the available sunlight hours are both less than the amount above and less than 0.8 times their former value, either over the whole year or just in the Winter months (21 September to 21 March) then the occupants of the existing building will notice the loss of sunlight; if the overall annual loss is greater than 4% APSH the room may appear colder and less cheerful and pleasant.
- 1.24 The BRE methodology therefore distinguishes between the amount of sunlight that a window can experience during the course of the entire year (Annual) and that portion during the winter months.
- 1.25 Finally the BRE Guidelines note at 2.3.1 on page 11 that *"From a daylight standpoint it is possible to reduce the quality of adjoining development land by building too close to the boundary. A well designed building will stand a reasonable distance back from the boundaries so as to enable the future nearby developments to enjoy a similar access to daylight. By doing so it will also keep its own natural light when the adjoining land is developed."*

2 THE SYNTEGRA WORK

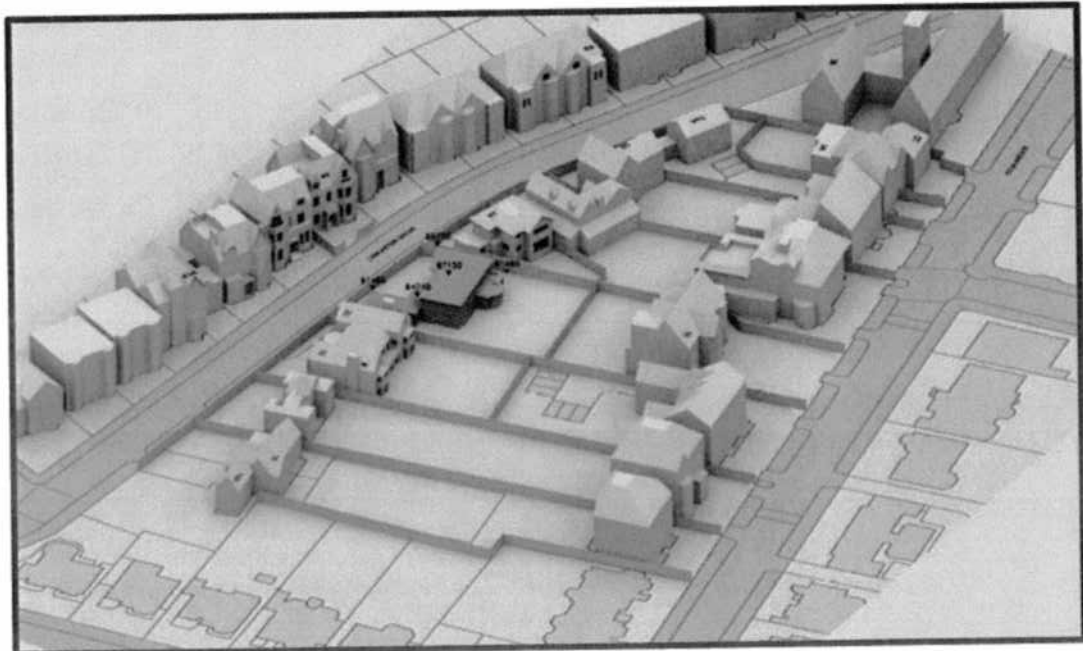
- 2.1 The Syntegra technical work differs from the Point 2 technical work in detail but arrives at the same conclusion.
- 2.2 The reason for this variation is that the Point 2 technical work has had the benefit of a laser scanned measured site survey, which heightens accuracy in the technical output and employed a more accurate software solution to measure daylight and sunlight levels within neighbouring properties.
- 2.3 Furthermore the Point 2 Technical work considers two methods of daylight assessment (VSC and NSL) which gives a deeper understanding of any effect upon the neighbours daylight.
- 2.4 Whilst there is a statistical difference between the Syntegra work and the Point 2 technical work, having reviewed the opinion reached by Syntegra based upon their data I would have arrived at the same conclusion.
- 2.5 In order to aid comparison of the 2 technical reports the following window labels are equivalent:

- 24 Lancaster Grove
- Window W4/10 (Point 2) = S14 (Syntegra – page 23)
- Window W3/10 (Point 2) = S5 (Syntegra – page 22)

3 THE SITE



SITE PLAN P382/01



SITE PLAN P382/02

- 3.1 To turn to the specifics of the site the 22 Lancaster Grove site is located in a suburban residential area of London (Swiss Cottage) typified by other 2 to 4-storey dwellings.

- 3.2 The site is located on the western side of a bend in the Lancaster Grove thoroughfare. This is relevant as the neighbour to the East (24 Lancaster Gate) occupies the site on the bend and therefore has a narrow wedge shaped triangular plot oriented toward the development site and therefore reliant upon light across the development site to some extent. This is best seen in drawing P382/01 located in Appendix B, and on the image above.
- 3.3 Our understanding of the existing building (and neighbours) which occupies the development site is illustrated in drawings P382/01 to 03 inclusive. Our understanding of the proposed scheme for the 22 Lancaster Grove site is illustrated in drawings P382/04 to 06 inclusive. All of which are located in Appendix B.
- 3.4 The Point 2 technical work extends to a consideration of 5 neighbouring residential properties:
- 18-20 Lancaster Grove (Consented Scheme under construction)
 - 47 Lancaster Grove
 - 49 Lancaster Grove
 - 24 Lancaster Grove
 - 30 Eton Avenue
- 3.5 It has been possible to obtain floor layout plans for 18-20 Lancaster Drive from planning drawings and thereby 3d-model and analyse that building to a high level of accuracy.
- 3.6 It has been possible to determine room usage and define reasonable dimensions for rooms within 24 Lancaster Grove to enhance accuracy. In the process of which a cellularised room arrangement has been adopted, in which this neighbour's rooms can mainly only derive natural light across the development site, in order to consider a worst case position.
- 3.7 A total of 93 windows and 44 rooms within the aforementioned 5 properties have formed the focus of technical analysis. In this instance these properties have formed the universe of analysed buildings as they are closest to the development site and therefore most likely to experience an effect. If there is a material effect upon a particular neighbour within this universe and therefore there is potential for additional buildings to be effected then, under those circumstances, the universe of analysed properties is expanded.
- 3.8 In this instance and based upon the technical output there is no need to expand the universe and the technical data contained in the Appendices to this report capture all potentially affected properties.
- 3.9 A full set of technical work can be found within Appendix B.
- 3.10 Of the 5 buildings detailed above there are 3 neighbouring residential properties, being 47 Lancaster Grove, 49 Lancaster Grove and 30 Eton Avenue which are either entirely unaffected or negligibly affected in daylight and sunlight terms by construction of the proposed 22 Lancaster Grove development.
- 3.11 There are 51 windows and 33 rooms within these 3 buildings which will fully and comfortably satisfy BRE Guidance. The effect of construction of the proposed scheme for 22 Lancaster Grove will be unnoticeable to these neighbouring properties in terms of their daylight and sunlight amenity. These 3 properties are not dealt with further in this Statement.

- 3.12 There are 2 out of the 5 neighbouring residential properties which contain some windows and rooms which are in breach of BRE recommended levels of change in their daylight and sunlight, these are:

18-20 Lancaster Grove (demolished – Consent under construction)
24 Lancaster Grove

- 3.13 18-20 Lancaster Grove is located to the immediate West of the development site. The buildings which formerly occupied 18-20 Lancaster Grove have been demolished and a planning Consent is currently being constructed. It has been possible to obtain and computer model this building to a high degree of accuracy from plans.
- 3.14 24 Lancaster Grove is located to the immediate East of the development site. It occupies a triangular wedge-shaped plot on a bend in Lancaster Grove. This is material in that the rear of 24 Lancaster Grove is angled toward and enjoys light across the 22 Lancaster Grove development site.
- 3.15 Both 18-20 Lancaster Grove and 24 Lancaster Grove are dealt with in more detail below.

4 ASSESSMENT RESULTS

- 4.1 This section summarises the effect of construction of the 22 Lancaster Grove development Proposal upon the 2 neighbours (18-20 Lancaster Grove and 24 Lancaster Grove) in terms of:

- A) Daylight (both VSC and NSL)
- B) Sunlight (APSH)
- C) Shadow

A) DAYLIGHT

18-20 LANCASTER GROVE

- 4.2 Located to the West of the development site this property is currently under construction in accordance with a Planning Consent. It has been possible to 3d computer model and analyse this property based upon the Consented Planning drawings. Our understanding of which is illustrated in drawing P382/WL/02 in Appendix B.
- 4.3 Of the total 37 windows assessed there are 34 windows which will satisfy the VSC window face daylight test, this being 92% of the total. Of the 8 rooms analysed for daylight distribution (No Sky Line) within the room, all 8 (100%) will satisfy BRE Guidance.
- 4.4 There are 3 windows (8%) out of 37 within the building which do not satisfy the BRE VSC window face daylight test in that they are altered by more than 20%. These are highlighted in drawing P382/WL/02 in Appendix B.
- 4.5 Each of the 3 affected windows serves a different room. Each room is served by 7 separate windows. There are therefore 6 other entirely unaffected or trivially affected windows serving each room. As a result in each instance the daylight distribution around the room is barely, if at all, affected.

- 4.6 There will be a reduction in sky visibility to 3 windows serving 3 separate rooms. However due to the fact that each room enjoys light from 6 other windows there will be barely any alteration in sky visibility or harm to the amenity of the room.
- 4.7 It is material that there is a band of dense, largely deciduous trees located on the boundary. These trees have NOT been considered within the context of the Point 2 technical work and the analysis is undertaken with no vegetation on the boundary. However the practical effect of the presence of the trees will be to screen the scheme proposal for 22 Lancaster Grove from this particular neighbour, and therefore alterations in daylight illustrated in our data is overstated for the spring and summer months when trees are in leaf.
- 4.8 The minor technical breaches of BRE Guidance to this currently under construction building are not considered material or noticeable. Further the presence of a dense belt of deciduous trees on the boundary will, for part of the year, entirely screen the proposed 22 Lancaster Grove development from view.

24 LANCASTER GROVE

- 4.9 Located to the immediate East of the development site, 24 Lancaster Grove is a 2-storey residential house our understanding of which is illustrated in drawing P382/WL/01 in Appendix B.
- 4.10 24 Lancaster Grove is located to the immediate East of the development site. It occupies a triangular wedge-shaped plot on a bend in Lancaster Grove. This is material in that the rear of 24 Lancaster Grove is angled toward and enjoys light across the 22 Lancaster Grove development site. This can be seen in drawing P382/01 in Appendix B.
- 4.11 The 24 Lancaster Grove property by virtue of a relatively small plot has built at or very close to the site boundary, in particular at its western edge where it confronts the 22 Lancaster Grove development site. In doing so it does not fall within the BRE description at 2.3.1 of a “*well designed building*” which “*stand a reasonable distance back from the boundaries*”.
- 4.12 On the boundary facing toward the development site No 24 Lancaster Grove has a garage which has been converted to residential accommodation under what I understand to be permitted development rights. The Converted Garage room has no window at the front of the property where it faces on to Lancaster Grove but contains a single window at the rear which faces across the development site and is blinkered in its outlook by the presence of a tall boundary wall and the flank elevation of 24 Lancaster Grove. In accordance with BRE section 2.2.12 as a result of this configuration “*a larger relative reduction in VSC may also be unavoidable...*”
- 4.13 There are 5 windows within 24 Lancaster Grove material for consideration. 3 out of 5 windows will satisfy the VSC daylight analysis test.
- 4.14 2 windows (W3/10 and W4/10) will breach the VSC window face daylight test, 1 of which serves a ground floor Dining Room (W3/10), and the other (W4/10) serves the Converted Garage and therefore the alteration is minimal and unnoticeable.

- 4.15 The Dining Room on the ground floor then contains 1 window (W3/10) which directly faces the development site and which breaches the VSC window face daylight test. However, it is also served by a second window (W2/10) which faces the garden and is not materially affected by the proposed scheme. The site facing window (W3/10) will retain a VSC at the window face of 13.68% in absolute terms, whilst the garden facing Dining Room window (W2/10) will retain a VSC of 25.47% and is only slightly reduced on its current daylight levels. (Compared to a BRE recommended VSC of 27%). Additionally the 2nd daylight analysis method, the daylight distribution (NSL) test confirms that the dining room is barely affected in terms of the penetration of light into the room.
- 4.16 Whilst there is a change in the daylight to the Dining room because i) the window (W3/10 in drawing P382/W2/01) looks directly at the development site, ii) is restricted in its current outlook by being flanked by the return of its own building, iii) is at a narrow separation distance from the development site, the fact that it has a second window which looks across the garden means that the retained quality of daylight will be good and is considered satisfactory.
- 4.17 The converted garage has a single window (W4/10) which will breach the window face VSC daylight test. The alteration in the VSC daylight is 37.18% compared to a permitted level of change of 20% which the BRE considers unnoticeable. The window will retain an absolute VSC of 16.54%.
- 4.18 The fact that the converted garage relies upon light solely at the rear and across the development site, and that it does so at or very close to the site boundary, places a burden upon the 22 Lancaster Grove development site which could be considered unreasonable.
- 4.19 The BRE anticipates that *"a larger relative reduction in VSC may also be unavoidable..."* where a window is located in a tight location in which it is flanked by a projecting wing as is the case here. The outcome of the technical work therefore accords with this anticipated BRE condition.
- 4.20 The window will however retain a VSC of 16.54% which is very close to the 17% VSC which the BRE advises at 2.3.5 on page 12 will mean that there is *"the potential for good daylighting if every point 1.6m above the boundary line is within 4m of a point with a VSC of 17% or more. This corresponds to the value for a continuous obstruction subtending the 43 degree angle...."*
- 4.21 Not only then is there the potential for good daylighting but also the Converted Garage will also satisfy the NSL daylight distribution test and in that sense light into the room will not be noticeably affected.
- 4.22 Therefore whilst the proposed scheme for 22 Lancaster Grove does effect 2 of the windows within this neighbouring property beyond BRE Guidance, in part this is a function of i) its construction and/or conversion at or very close proximity to the boundary, ii) its orientation which derives light across the development site, and iii) its design which locates windows in a way which means that they are flanked by projecting wings of its own building and which means that a larger reduction in VSC daylight as anticipated by the BRE Guidance *"may be unavoidable"*.
- 4.23 Given the good or reasonable retained level of daylight I consider that, whilst there are isolated beyond BRE Guidance reductions in daylight, the alterations in daylight do not amount to material harm to the amenity of the property in question.

- 4.24 It is worth noting that in relation to the converted garage served by window W4/10 there are a number of viable mitigation measures which would improve the position. For example the addition of a window facing on to Lancaster Grove would provide this space with an additional source of natural light; introducing a glazed panel into the currently solid rear door would admit more light into the room, or the addition of roof lights would also provide a better solution for the room rather than it being entirely dependent upon a single window which faces a tall wall and derives light across the neighbouring property.

B) SUNLIGHT

18-20 LANCASTER GROVE

- 4.25 Of the total 37 windows assessed there are 36 windows which will satisfy the APSH window face sunlight test, this being 97% of the total.
- 4.26 There is 1 window (3%) out of 37 within the building which do not satisfy the BRE APSH window face sunlight test in that it is altered by more than the BRE permitted 20%.
- 4.27 The room is served by 7 separate windows. There are therefore 6 other entirely unaffected or trivially affected windows which will satisfy BRE guidance.
- 4.28 The sunlight which will be experienced by the room will remain exceptionally good at 77% annually of which 27% will be during the winter months (compared with the BRE recommendation 25% annually of which 5% are during the winter months).
- 4.29 This property will remain very well sunlit and the proposed scheme for 22 Lancaster Grove will not cause a noticeable change.

24 LANCASTER GROVE

- 4.30 Of the total 5 windows assessed there are 4 windows which will satisfy the APSH window face sunlight test, this being 80% of the total.
- 4.31 There is 1 window (20%) out of 5 within the building which will not satisfy the BRE APSH window face sunlight test in that it is altered by more than 20%.
- 4.32 The window (W3/10) is one of 2 windows which serve the same dining room on the ground floor. The second window will not be materially affected.
- 4.33 The dining room window (W3/10) will retain an annual APSH of 18% and winter ASPH of 6%.
- 4.34 The sunlight which will be experienced by the room (including both windows W3/10 and W2/10) will remain exceptionally good at 51% Annually of which 22% will be during the Winter months (compared to a BRE recommended 25% Annually of which 5% are during the Winter months)
- 4.35 This property will remain very well sunlit irrespective of the proposed scheme for 22 Lancaster Grove.

C) SHADOW TO AMENITY SPACE

- 4.36 BRE Guidance in relation to shadow and sun-on-ground states at 3.37 "...that at least half of the amenity space should receive at least 2 hours of sunlight on March 21st"
- 4.37 All neighbouring amenity areas within 18-20 Lancaster Grove and 24 Lancaster Grove have been analysed. No vegetation has been included within the Point 2 technical work.
- 4.38 In circumstances such as these technical analysis to define the area of garden which achieves more than 2 hours of sunlight on March 21st is uninformative and therefore we have broken down our analysis into 15 minute intervals.
- 4.39 There is no alteration in the time in the sun experienced by 18-20 Lancaster Grove.
- 4.40 There is a small but imperceptible alteration to the time in sun experienced by the garden of Lancaster Grove as indicated in drawing P382/SH/01 in Appendix B. This is within a permitted level of change within the BRE Guidance.
- 4.41 Both 18-20 and 24 Lancaster Grove comfortably satisfy BRE Guidance in relation to shadow and sun-on-ground.

5 CONCLUSIONS

- 5.1 The Point 2 opinion and technical analysis has been undertaken accurately relying upon a laser scanned measured site survey and in accordance with BRE methodology.
- 5.2 The BRE guidelines are not mandatory and the BRE document repeatedly states that it is intended to be applied flexibly where considered appropriate and that local Authorities may prefer to adopt alternate target values to those set down within the BRE. Breaches of BRE Guidance are therefore not uncommon and are simply one of the matters which the Planning Authority will need to balance.
- 5.3 The circumstances in which it would be appropriate to consider alternate target values for daylight and sunlight include:
- i. Architectural features specific to neighbouring properties which inherently inhibit the penetration of light e.g. restricted location or "projecting wings" which may make changes in daylight beyond guidance unavoidable.
 - ii. Whether the neighbour itself has been reasonable in its development setting back a reasonable distance from the boundary.
- 5.4 In daylight terms 3 out of 5 neighbours will entirely satisfy BRE guidance. 2 of the immediate neighbours to the east and west will experience isolated breaches of one BRE daylight guidance test which is undertaken at the window face though all rooms when tested internally will satisfy the NSL daylight test.
- 5.5 The breaches experienced by the currently under construction 18-20 Lancaster Grove are considered minor given the volume of glazing (6/7ths) which is unaffected and which serves the same rooms. As a result there is barely any alteration in daylight penetration into the room, and there will be no harm to amenity.

- 5.6 The breach in daylight experienced by 24 Lancaster Grove is considered reasonable in relation to the ground floor dining room given that there are 2 windows which serve the same room and barely any change in daylight penetration to the room. The 1 affected window (W3/10) will retain a reasonable amount of sky visibility, despite the fact that it looks directly at the development site and is restricted in its outlook by virtue of its inherent building design. On balance the breach of guidance is not considered to cause material harm.
- 5.7 The breach in daylight to the converted garage is also considered reasonable for similar reasons though the room looks obliquely across the development site and retains a VSC of 16.54%. This being close to a level which the BRE considers capable of providing a reasonable level of daylight.
- 5.8 In sunlight terms there are no breaches of guidance which are considered material. All neighbours will retain good sunlight.
- 5.9 In relation to shadow/sun-on-ground to neighbours gardens, there is no meaningful change and the proposed scheme is BRE compliant.
- 5.10 Of the 93 windows and 44 rooms analysed, the vast majority will be barely, if at all, affected in terms of daylight and sunlight by the proposed scheme for 22 Lancaster Grove.
- 5.11 There are 2 windows within 24 Lancaster Grove which experience breaches of daylight beyond BRE Guidance. However, these breaches are not considered material or harmful, and are anticipated in BRE Guidance because:
- The windows are close to the boundary and derive light across the development site, thereby placing an unreasonable burden on it (BRE 2.3.1).
 - The inherent design of the neighbours building makes breaches “unavoidable” (according to BRE 2.2.12).
 - The windows retain adequate or good levels of daylight (VSC) (BRE 2.3.5).
 - The rooms behind the windows both satisfy the daylight distribution (NSL) test, and are in fact barely affected.
 - There are viable mitigation measures which would improve the natural light to the converted garage, including glazed panels in the solid door, a window at the front or roof lights
- 5.12 There are no breaches of sunlight, or sun-on-ground/shadow which constitute material harm.

Appendix A – Source Data

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
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18 - 20 LANCASTER GROVE

R1/60	LIVINGROOM	W1/60	16.88	10.50	6.38	37.80
R1/60	LIVINGROOM	W2/60	33.25	30.88	2.37	7.13
R1/60	LIVINGROOM	W3/60	32.97	31.10	1.87	5.67
R1/60	LIVINGROOM	W4/60	34.10	32.28	1.82	5.34
R1/60	LIVINGROOM	W5/60	20.57	20.57	0.00	0.00
R1/60	LIVINGROOM	W6/60	3.79	3.79	0.00	0.00
R1/60	LIVINGROOM	W7/60	2.93	2.93	0.00	0.00
R2/60	DINING	W8/60	9.95	9.95	0.00	0.00
R2/60	DINING	W9/60	10.42	9.99	0.43	4.13
R2/60	DINING	W10/60	9.96	9.56	0.40	4.02
R3/60	KITCHEN	W11/60	2.59	2.26	0.33	12.74
R3/60	KITCHEN	W12/60	3.31	2.30	1.01	30.51
R3/60	KITCHEN	W13/60	19.44	18.13	1.31	6.74
R3/60	KITCHEN	W14/60	34.29	33.92	0.37	1.08
R3/60	KITCHEN	W15/60	33.09	32.76	0.33	1.00
R3/60	KITCHEN	W16/60	33.42	33.14	0.28	0.84
R3/60	KITCHEN	W17/60	18.54	18.54	0.00	0.00
R1/61	DRESSING	W1/61	22.71	15.70	7.01	30.87
R1/61	DRESSING	W2/61	35.94	33.84	2.10	5.84
R1/61	DRESSING	W3/61	36.07	34.42	1.65	4.57
R1/61	DRESSING	W4/61	36.16	34.81	1.35	3.73
R1/61	DRESSING	W5/61	24.77	24.77	0.00	0.00
R1/61	DRESSING	W6/61	28.11	28.11	0.00	0.00
R1/61	DRESSING	W7/61	22.84	22.84	0.00	0.00
R2/61	BEDROOM	W8/61	29.75	29.75	0.00	0.00
R2/61	BEDROOM	W9/61	34.32	33.97	0.35	1.02
R2/61	BEDROOM	W10/61	29.32	28.90	0.42	1.43
R3/61	BEDROOM	W11/61	23.86	22.94	0.92	3.86
R3/61	BEDROOM	W12/61	23.66	22.53	1.13	4.78
R3/61	BEDROOM	W13/61	36.63	36.38	0.25	0.68
R3/61	BEDROOM	W14/61	36.66	36.44	0.22	0.60
R3/61	BEDROOM	W15/61	36.70	36.50	0.20	0.54
R3/61	BEDROOM	W16/61	26.79	26.79	0.00	0.00
R1/62		W1/62	37.39	36.35	1.04	2.78
R2/62	BEDROOM	W2/62	37.67	37.53	0.14	0.37
R2/62	BEDROOM	W3/62	34.98	34.60	0.38	1.09
R2/62	BEDROOM	W4/62	34.57	34.57	0.00	0.00

47 LANCASTER GROVE

R1/40		W1/40	31.70	30.82	0.88	2.78
R1/40		W2/40	34.75	33.77	0.98	2.82
R1/40		W3/40	33.01	32.11	0.90	2.73

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R2/40		W4/40	19.09	18.49	0.60	3.14
R3/40		W5/40	32.16	31.27	0.89	2.77
R3/40		W6/40	33.03	32.31	0.72	2.18
R3/40		W7/40	13.08	13.01	0.07	0.54
R1/41		W1/41	36.81	36.50	0.31	0.84
R2/41		W2/41	29.18	28.92	0.26	0.89
R3/41		W3/41	35.43	35.14	0.29	0.82
R3/41		W4/41	36.04	35.81	0.23	0.64
R3/41		W5/41	18.36	18.33	0.03	0.16
R1/42		W1/42	38.62	38.61	0.01	0.03
R2/42		W2/42	37.82	37.80	0.02	0.05
R2/42		W3/42	39.02	39.02	0.00	0.00
R1/51		W1/51	2.48	2.43	0.05	2.02
R1/52		W1/52	6.01	6.01	0.00	0.00
49 LANCASTER GROVE						
R1/20		W1/20	32.64	31.98	0.66	2.02
R1/20		W2/20	35.01	34.00	1.01	2.88
R1/20		W3/20	17.01	16.39	0.62	3.64
R2/20		W4/20	15.35	14.43	0.92	5.99
R3/20		W5/20	28.42	27.61	0.81	2.85
R1/21		W1/21	35.45	35.15	0.30	0.85
R1/21		W2/21	37.69	37.23	0.46	1.22
R1/21		W3/21	30.71	30.43	0.28	0.91
R2/21		W4/21	36.25	35.94	0.31	0.86
R3/21		W5/21	33.84	33.61	0.23	0.68
R1/22		W2/22	37.37	37.35	0.02	0.05
R2/22		W1/22	38.96	38.95	0.01	0.03
24 LANCASTER GROVE						
R1/10	LIVINGROOM	W1/10	32.55	31.44	1.11	3.41
R2/10	DINING	W2/10	29.13	25.47	3.66	12.56
R2/10	DINING	W3/10	24.88	13.68	11.20	45.02

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R3/10	CONVERTED G/W4/10		26.33	16.54	9.79	37.18
R1/11	BEDROOM	W1/11	34.68	34.07	0.61	1.76
30 ETON AVENUE						
R1/70		W5/70	30.73	30.13	0.60	1.95
R1/70		W6/70	35.66	34.92	0.74	2.08
R1/70		W7/70	25.41	25.00	0.41	1.61
R2/70		W10/70	30.88	30.19	0.69	2.23
R3/70		W3/70	35.28	34.38	0.90	2.55
R3/70		W4/70	36.08	35.29	0.79	2.19
R4/70		W2/70	32.61	31.84	0.77	2.36
R5/70		W1/70	36.56	35.84	0.72	1.97
R6/70		W8/70	32.58	31.89	0.69	2.12
R6/70		W9/70	35.61	34.93	0.68	1.91
R1/71		W1/71	33.89	33.78	0.11	0.32
R1/71		W2/71	37.72	37.59	0.13	0.34
R1/71		W3/71	37.05	36.96	0.09	0.24
R1/72		W1/72	38.93	38.93	0.00	0.00
R2/72		W2/72	37.43	37.43	0.00	0.00
R1/81		W1/81	35.83	35.50	0.33	0.92
R1/81		W2/81	34.58	34.28	0.30	0.87
R1/82		W1/82	38.64	38.62	0.02	0.05
R1/91		W1/91	34.44	34.34	0.10	0.29
R1/101		W1/101	37.99	37.85	0.14	0.37
R1/102		W1/102	37.98	37.98	0.00	0.00
R1/102		W2/102	38.02	38.00	0.02	0.05

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
----------------	----------	---------------	---------------	--------------	---------------	-------

18 - 20 LANCASTER GROVE

R1/60	LIVINGROOM	517.2	512.8	509.0	3.8	0.7
R2/60	DINING	395.6	385.6	385.4	0.2	0.1
R3/60	KITCHEN	358.7	351.6	351.6	0.0	0.0
R1/61	DRESSING	517.2	506.5	506.4	0.0	0.0
R2/61	BEDROOM	395.6	391.4	391.4	0.0	0.0
R3/61	BEDROOM	211.9	208.0	208.0	0.0	0.0
R1/62		167.8	136.8	136.8	0.0	0.0
R2/62	BEDROOM	167.9	167.9	167.9	0.0	0.0

47 LANCASTER GROVE

R1/40		164.4	164.0	164.0	0.0	0.0
R2/40		95.3	88.9	88.9	0.0	0.0
R3/40		249.9	247.6	247.6	0.0	0.0
R1/41		133.1	128.8	128.8	0.0	0.0
R2/41		87.1	84.2	84.2	0.0	0.0
R3/41		249.9	247.9	247.9	0.0	0.0
R1/42		156.7	155.1	155.1	0.0	0.0
R2/42		221.2	215.3	215.3	0.0	0.0
R1/51		92.1	16.4	16.4	0.0	0.0
R1/52		92.1	40.1	40.1	0.0	0.0

49 LANCASTER GROVE

R1/20		324.3	322.9	322.9	0.0	0.0
R2/20		81.2	81.1	81.1	0.0	0.0
R3/20		147.2	141.1	141.1	0.0	0.0
R1/21		324.3	323.3	323.3	0.0	0.0
R2/21		64.7	63.8	63.8	0.0	0.0
R3/21		147.2	142.0	142.0	0.0	0.0
R1/22		161.5	151.2	151.2	0.0	0.0
R2/22		224.1	200.3	200.3	0.0	0.0

24 LANCASTER GROVE

R1/10	LIVINGROOM	247.3	246.6	246.4	0.1	0.0
R2/10	DINING	86.2	84.7	82.4	2.3	2.7
R3/10	CONVERTED	133.2	131.1	122.8	8.4	6.4
R1/11	BEDROOM	228.8	226.3	226.0	0.3	0.1

30 ETON AVENUE

R1/70		255.0	254.8	254.8	0.0	0.0
R2/70		132.7	130.9	130.9	0.0	0.0
R3/70		120.4	118.8	118.8	0.0	0.0
R4/70		133.4	129.9	129.9	0.0	0.0
R5/70		138.9	129.0	129.0	0.0	0.0
R6/70		126.2	126.2	126.2	0.0	0.0

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R1/71		255.0	255.0	255.0	0.0	0.0
R1/72		209.8	207.4	207.4	0.0	0.0
R2/72		196.0	193.1	193.1	0.0	0.0
R1/81		184.4	182.2	182.2	0.0	0.0
R1/82		166.4	164.2	164.2	0.0	0.0
R1/91		232.1	229.4	229.4	0.0	0.0
R1/101		169.3	167.5	167.5	0.0	0.0
R1/102		169.3	72.8	72.8	0.0	0.0

Room		Window				Existing				Room			
		Room Use	Winter APSH	Annual APSH	Proposed APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
18 - 20 LANCASTER GROVE													
R1/60	W1/60	LIVINGROOM	7	31	6	22	14.3	29.0					
R1/60	W2/60	LIVINGROOM	27	79	27	71	0.0	10.1					
R1/60	W3/60	LIVINGROOM	27	79	27	72	0.0	8.9					
R1/60	W4/60	LIVINGROOM	28	82	27	76	3.6	7.3					
R1/60	W5/60	LIVINGROOM	20	48	20	48	0.0	0.0					
R1/60	W6/60	LIVINGROOM	10	12	10	12	0.0	0.0					
R1/60	W7/60	LIVINGROOM	8	8	8	8	0.0	0.0		28	27	3.6	7.2
R2/60	W8/60	DINING	19	20	19	20	0.0	0.0					
R2/60	W9/60	DINING	20	21	18	19	10.0	9.5		21	21	0.0	4.3
R2/60	W10/60	DINING	18	20	18	19	0.0	5.0					
R3/60	W11/60	KITCHEN	5	6	5	5	0.0	16.7					
R3/60	W12/60	KITCHEN	6	12	6	10	0.0	16.7					
R3/60	W13/60	KITCHEN	9	38	9	37	0.0	2.6					
R3/60	W14/60	KITCHEN	27	85	27	82	0.0	3.5					
R3/60	W15/60	KITCHEN	24	81	24	78	0.0	3.7					
R3/60	W16/60	KITCHEN	24	81	24	79	0.0	2.5					
R3/60	W17/60	KITCHEN	14	44	14	44	0.0	0.0		27	27	0.0	2.2
R1/61	W1/61	DRESSING	9	39	7	30	22.2	23.1					
R1/61	W2/61	DRESSING	29	86	27	78	6.9	9.3					
R1/61	W3/61	DRESSING	29	86	27	79	6.9	8.1					
R1/61	W4/61	DRESSING	29	87	27	80	6.9	8.0					
R1/61	W5/61	DRESSING	20	51	20	51	0.0	0.0					
R1/61	W6/61	DRESSING	19	49	19	49	0.0	0.0					
R1/61	W7/61	DRESSING	18	46	18	46	0.0	0.0		29	27	6.9	7.7
R2/61	W8/61	BEDROOM	25	62	25	62	0.0	0.0					
R2/61	W9/61	BEDROOM	26	72	25	70	3.8	2.8					
R2/61	W10/61	BEDROOM	19	57	19	57	0.0	0.0		27	27	0.0	0.0
R3/61	W11/61	BEDROOM	9	37	9	37	0.0	0.0					

Room			Window						Room						Annual	
Room	Window	Room Use	Existing			Proposed			Existing			Proposed			Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R2/42	W3/42		30	84	30	84	0.0	0.0	30	84	30	84	0.0	0.0		
R1/51	W1/51		6	13	6	13	0.0	0.0	6	13	6	13	0.0	0.0		
R1/52	W1/52		8	19	8	19	0.0	0.0	8	19	8	19	0.0	0.0		
49 LANCASTER GROVE																
R1/20	W1/20		26	75	24	73	7.7	2.7								
R1/20	W2/20		28	78	27	77	3.6	1.3								
R1/20	W3/20		17	40	16	39	5.9	2.5	28	86	27	85	3.6	1.2		
R2/20	W4/20		19	28	19	28	0.0	0.0	19	28	19	28	0.0	0.0		
R3/20	W5/20		21	55	21	55	0.0	0.0	21	55	21	55	0.0	0.0		
R1/21	W1/21		28	77	28	77	0.0	0.0								
R1/21	W2/21		29	80	29	80	0.0	0.0								
R1/21	W3/21		20	52	20	52	0.0	0.0	30	89	30	89	0.0	0.0		
R2/21	W4/21		27	70	27	70	0.0	0.0	27	70	27	70	0.0	0.0		
R3/21	W5/21		25	67	25	67	0.0	0.0	25	67	25	67	0.0	0.0		
R1/22	W2/22		30	78	30	78	0.0	0.0	30	78	30	78	0.0	0.0		
R2/22	W1/22		30	84	30	84	0.0	0.0	30	84	30	84	0.0	0.0		
24 LANCASTER GROVE																
R1/10	W1/10	LIVINGROOM	26	75	26	69	0.0	8.0	26	75	26	69	0.0	8.0		
R2/10	W2/10	DINING	24	60	22	51	8.3	15.0								
R2/10	W3/10	DINING	12	35	6	18	50.0	48.6	24	60	22	51	8.3	15.0		

**SUNLIGHT ANALYSIS
PROPOSED SCHEME
DATED 09/12/14**

Room	Window	Room Use	Window				Room				Window		Annual	
			Existing Winter APSH	Existing Annual APSH	Proposed Winter APSH	Proposed Annual APSH	Existing Winter APSH	Existing Annual APSH	Proposed Winter APSH	Proposed Annual APSH	Winter %Loss	Annual %Loss	Winter %Loss	Annual %Loss
R3/10	W4/10	CONVERTED G	18	52	10	31	18	52	10	31	44.4	40.4	44.4	40.4
R1/11	W1/11	BEDROOM	27	76	27	75	27	76	27	75	0.0	1.3	0.0	1.3

Appendix B – Drawings



Project: 22 Lancaster Grove

Key:

Sources: Site Photography

CAD Files:
 091214_Kat Somers
 22 Lancaster Grove Proposed P1rev C.dwg
 22 Lancaster Grove Sections and Elevations P1-REV.DWG
 Laser Scanner Point Cloud Data



Title: Site plan
 Existing Buildings

Drawn By: CCG/JCA

Scale: 1:500

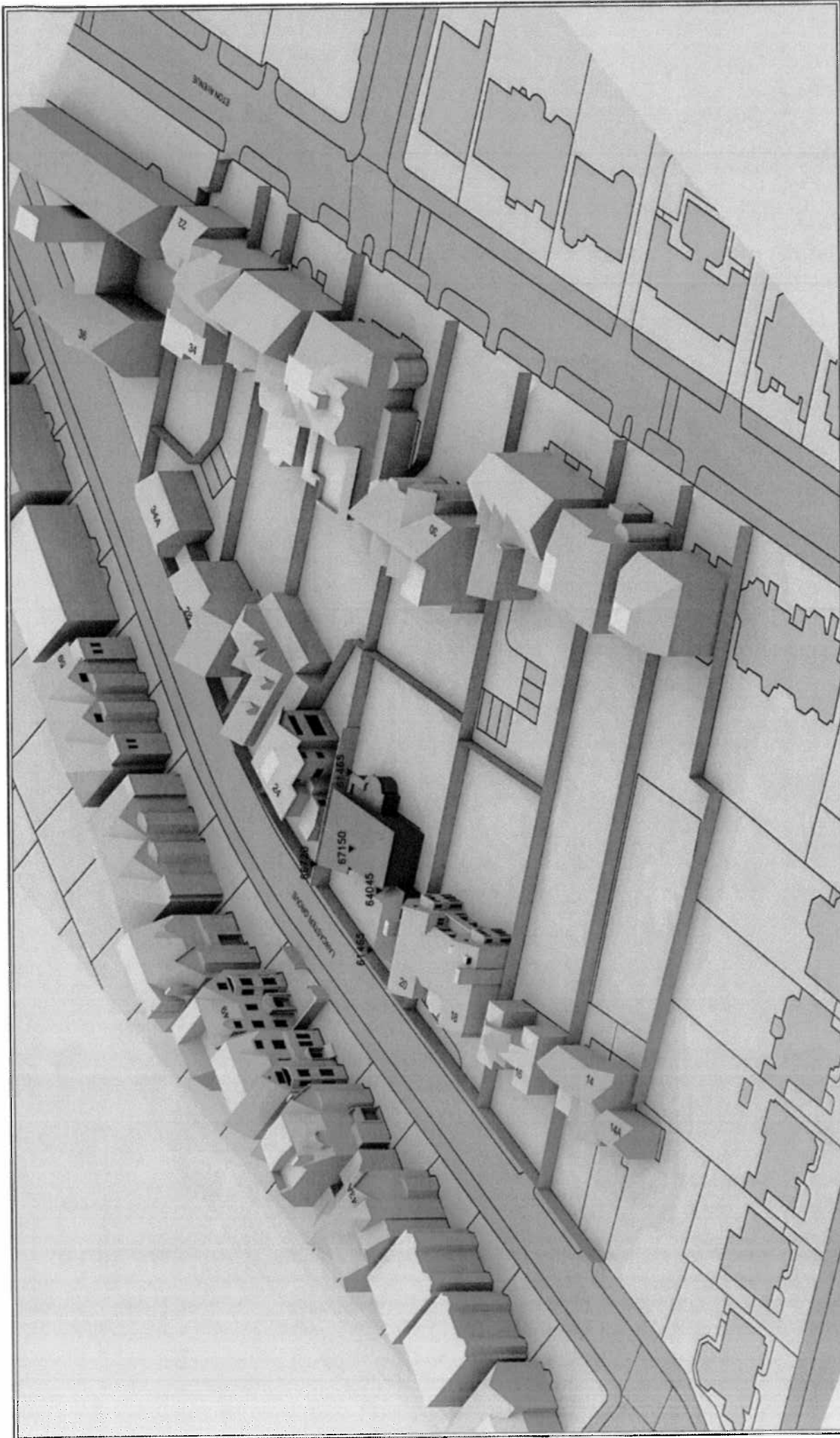
Date: DEC 14

Dwg No:

P382/01

Point 2 Surveys Ltd,
 Central House,
 100-102, The Quadrant,
 Lancaster, LA1 1YU, T.
 01524 835 528
 www.point2surveys.com





Point 2 Surveys Ltd. 100, The Quadrant, London W2 2N 3E, 0207 834 8038 www.point2surveys.com	
Source: Site Photography CAD Files: 091214 Kat Somers 22 Lancaster Grove Proposed P1rev C.dwg 22 Lancaster Grove Sections and Elevations P1-REV.DWG Laser Scanner Point Cloud Data	Key: All Heights in mm AOD
Project: 22 Lancaster Grove	Title: 3D View Existing Buildings
Drawn By: GCG/JCA	Date: DEC 14 Scale: NTS Dwg No: P382/02



Source: Site Photography

CAD Files:
091214 Kai Somers
22 Lancaster Grove Proposed P1rev C.dwg
22 Lancaster Grove Sections and Elevations P1-REV D.dwg
Laser Scanner Point Cloud Data

Key: All Heights in mm AOD

Project: 22 Lancaster Grove

Title: 3D View
Existing Buildings

Point 2 Surveys Ltd.
Lancaster House,
Lancaster LA1 1YU, UK
01524 806 500
www.point2surveys.com



Drawn By: CGC/JCA

Scale: NTS

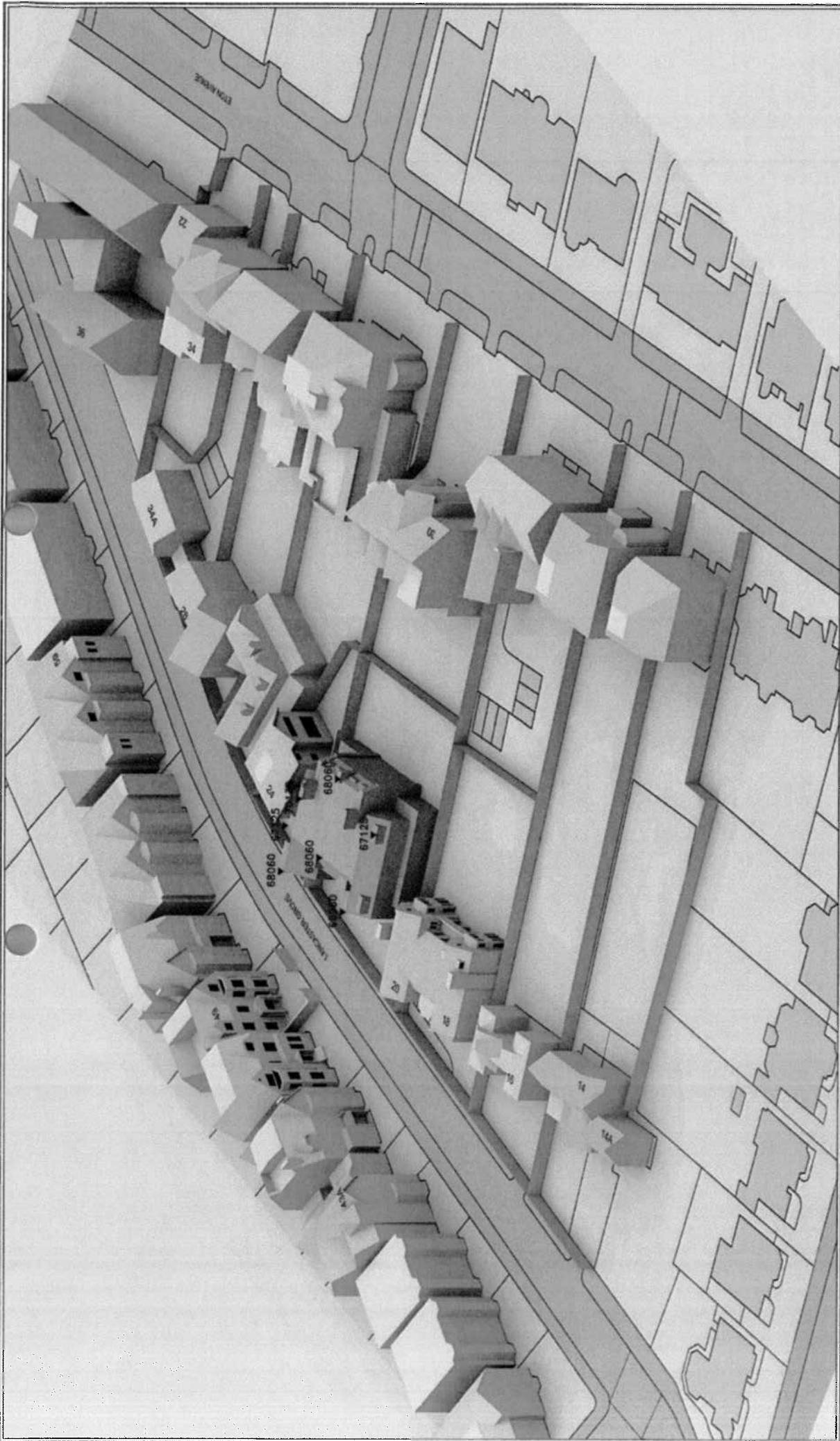
Date: DEC 14

Dwg No:

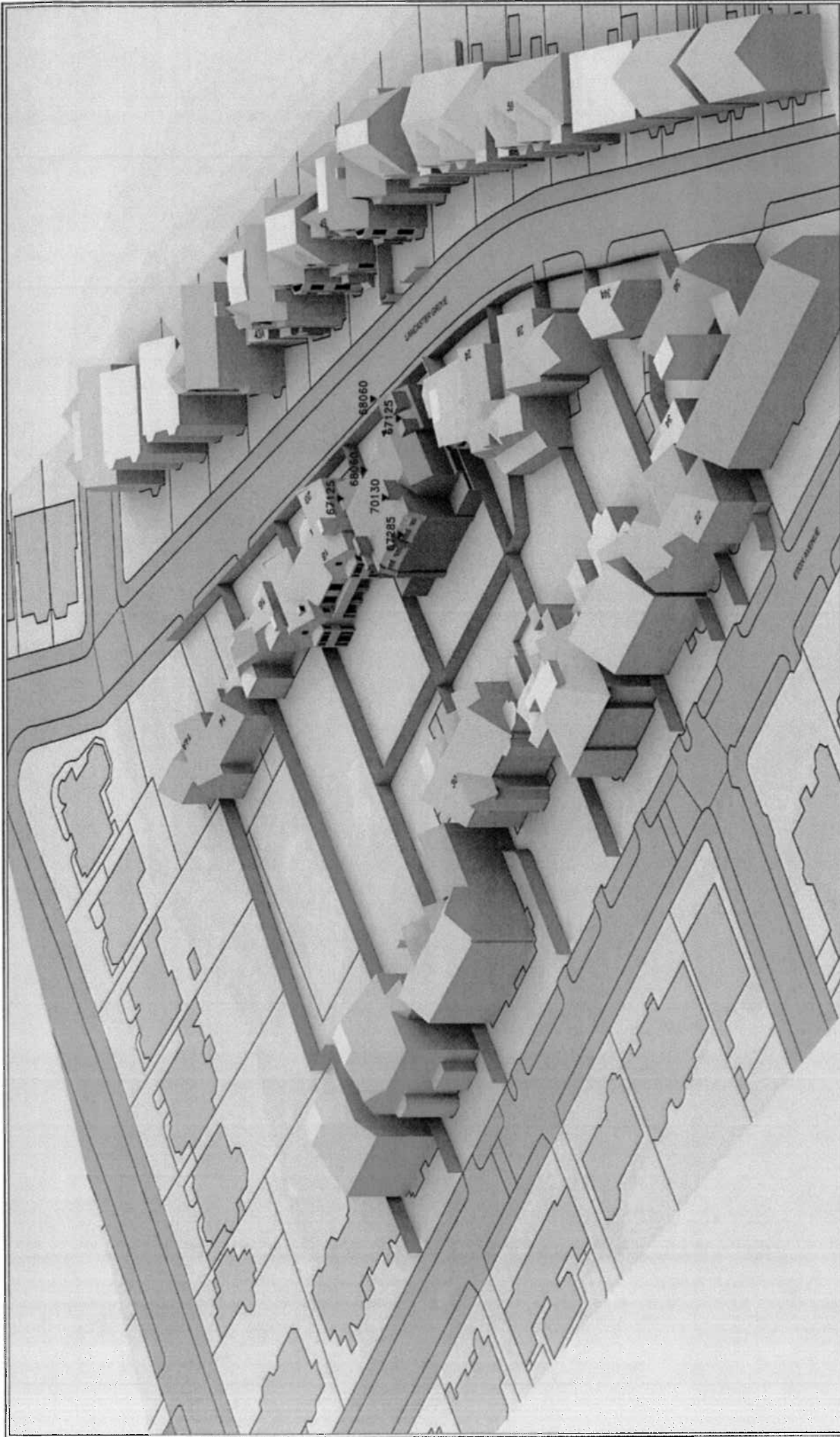
P382/03



Point 3D Surveys Ltd. Crest House, 895 Strand, London WC2R 0LT, 0207 876 9028 www.point3dsurveys.com	
Sources: Site Photography 09/12/14 Kai Somers 22 Lancaster Grove Proposed P1rev.C.dwg 22 Lancaster Grove Sections and Elevations P1-REVD.dwg Laser Scanner Point Cloud Data	Key:
Project: 22 Lancaster Grove	Title: Site plan Proposed Scheme
Drawn By: GGC/JCA	Date: DEC 14 Scale: 1:500 Dwg No: P382/04



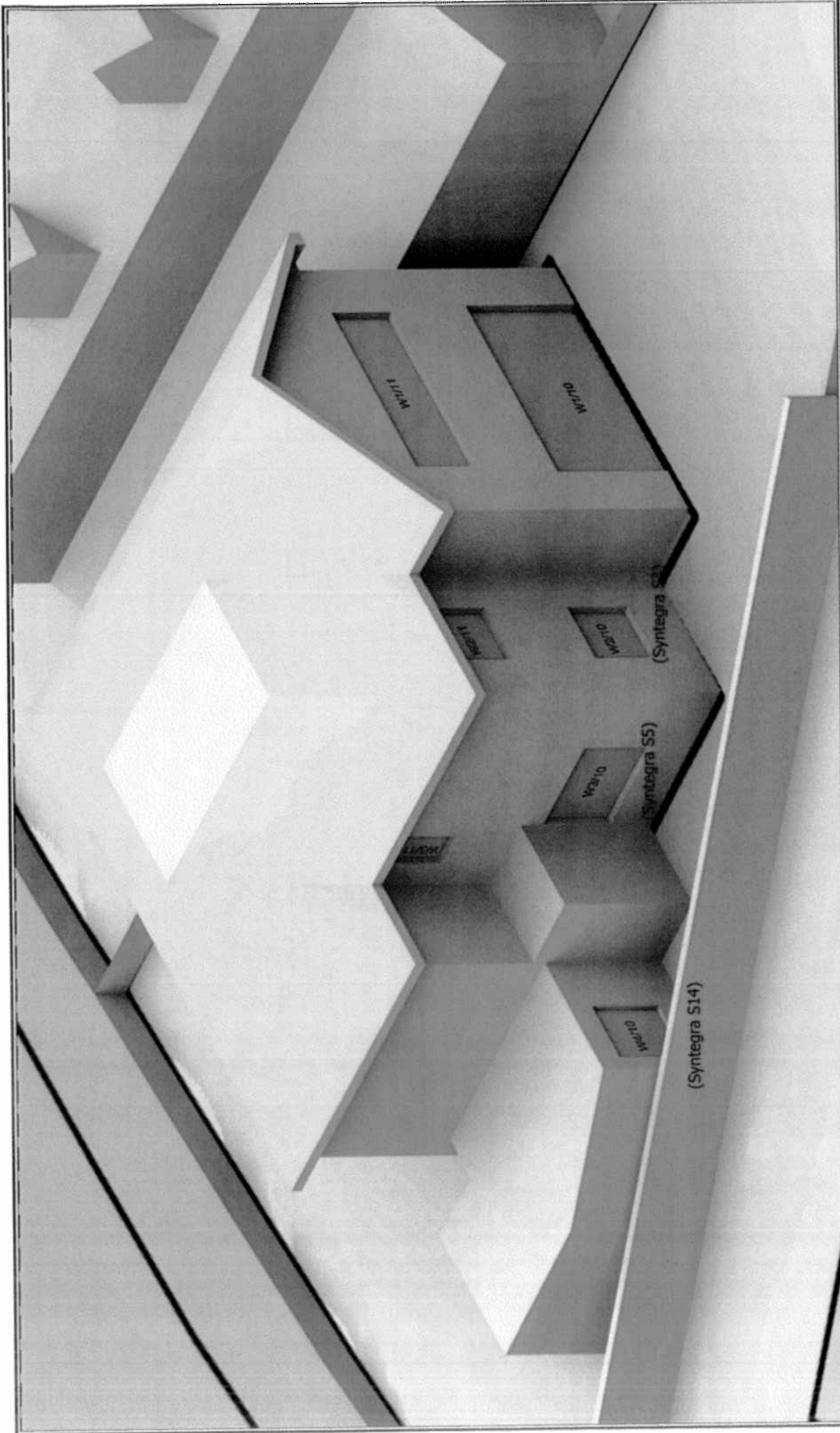
Sources: Site Photography		Key: All Heights in mm AOD		Project: 22 Lancaster Grove		Title: 3D View Proposed Scheme		POINT surveys
CAD Files: 081214 Kai Somers 22 Lancaster Grove Proposed P1rev C.dwg 22 Lancaster Grove Sections and Elevations P1-REVD.dwg Laser Scanner Point Cloud Data				Drawn By: GGC/JCA		Date: DEC 14		



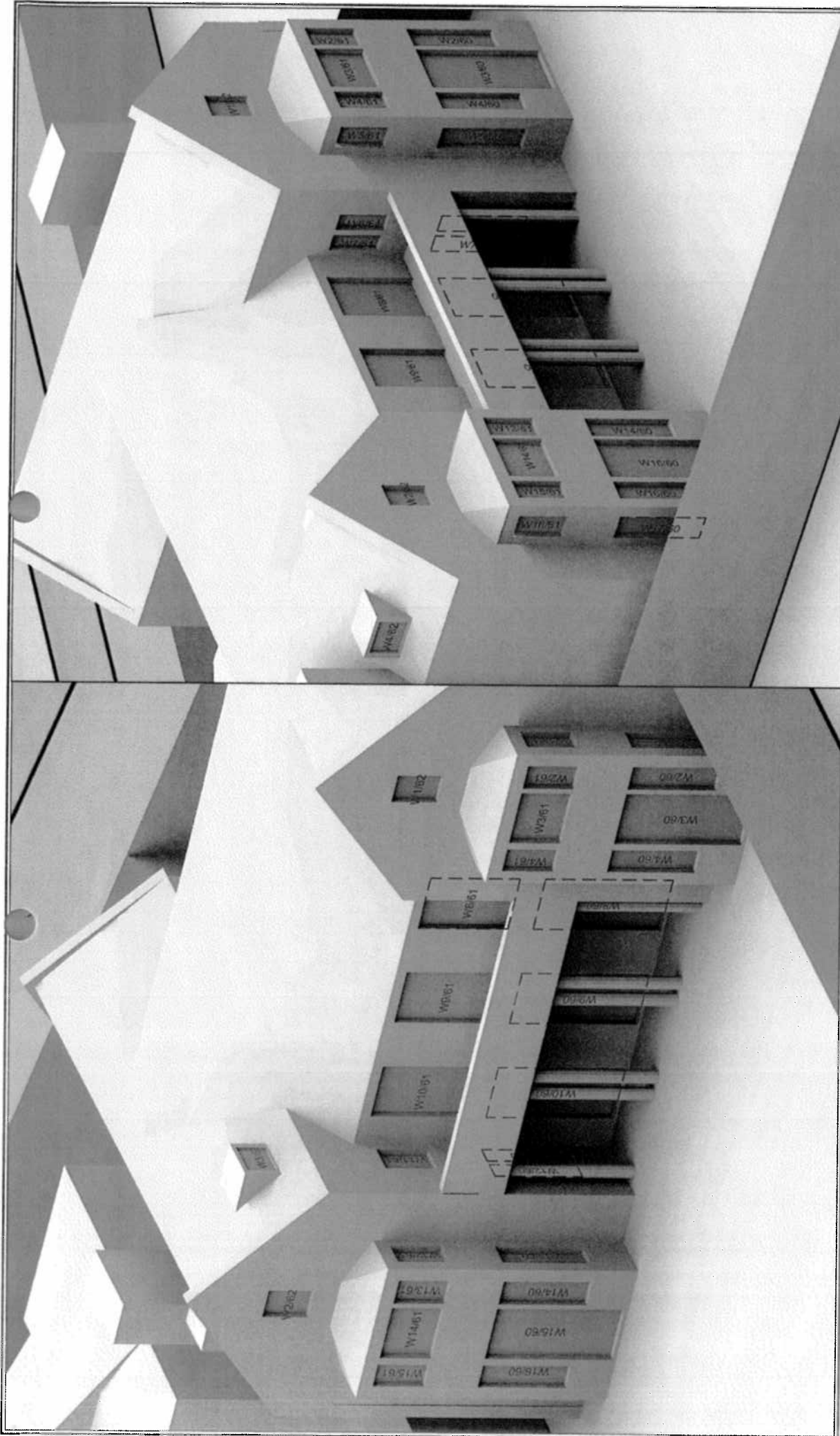
Sources: Site Photography		Project: 22 Lancaster Grove		Title: 3D View Proposed Scheme	
CAD Files: 091214_Kat Somers 22 Lancaster Grove Proposed P1rev.C.dwg 22 Lancaster Grove Sections and Elevations P1-REV.D.dwg Laser Scanner Point Cloud Data		Key: All Heights in mm AOD		Drawn By: GGC/JCA	
		Scale: NTS		Date: DEC 14	
				Dwg No: P382/06	



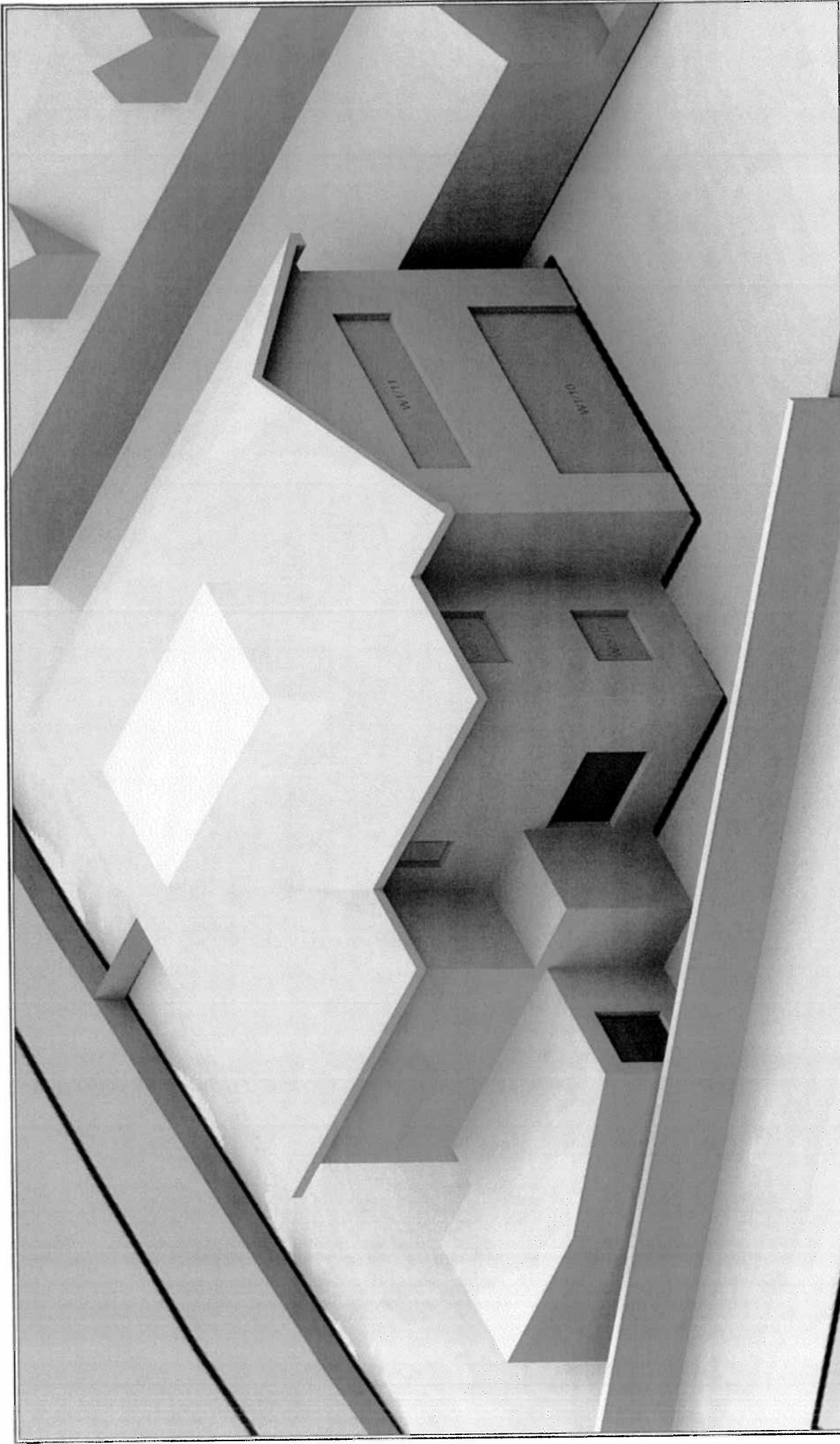
Sources: Site Photography CAD Files: 09/12/14 Kai Somers 22 Lancaster Grove Proposed P1rev C.dwg 22 Lancaster Grove Sections and Elevations P1-REVD.dwg Laser Scanner Point Cloud Data		Key: 0 - 15 Minutes 15 - 30 Minutes 30 - 45 Minutes 45 - 60 Minutes 60 - 75 Minutes 75 - 90 Minutes 90 - 105 Minutes 105 - 120 Minutes 120 Minutes or more	
Project: 22 Lancaster Grove		Title: Time In Sun March 21st Existing Buildings vs Proposed Scheme Dated 09/12/14	
Drawn By: CCG/JCA	Scale: 1:500	Date: DEC 14	Dwg No: P382/SH/01
Point Surveyors Ltd. Clerkenwell Camden 110 London WC2E 0LT 0207 836 3628 www.pointsurveyors.com POINT surveyors			



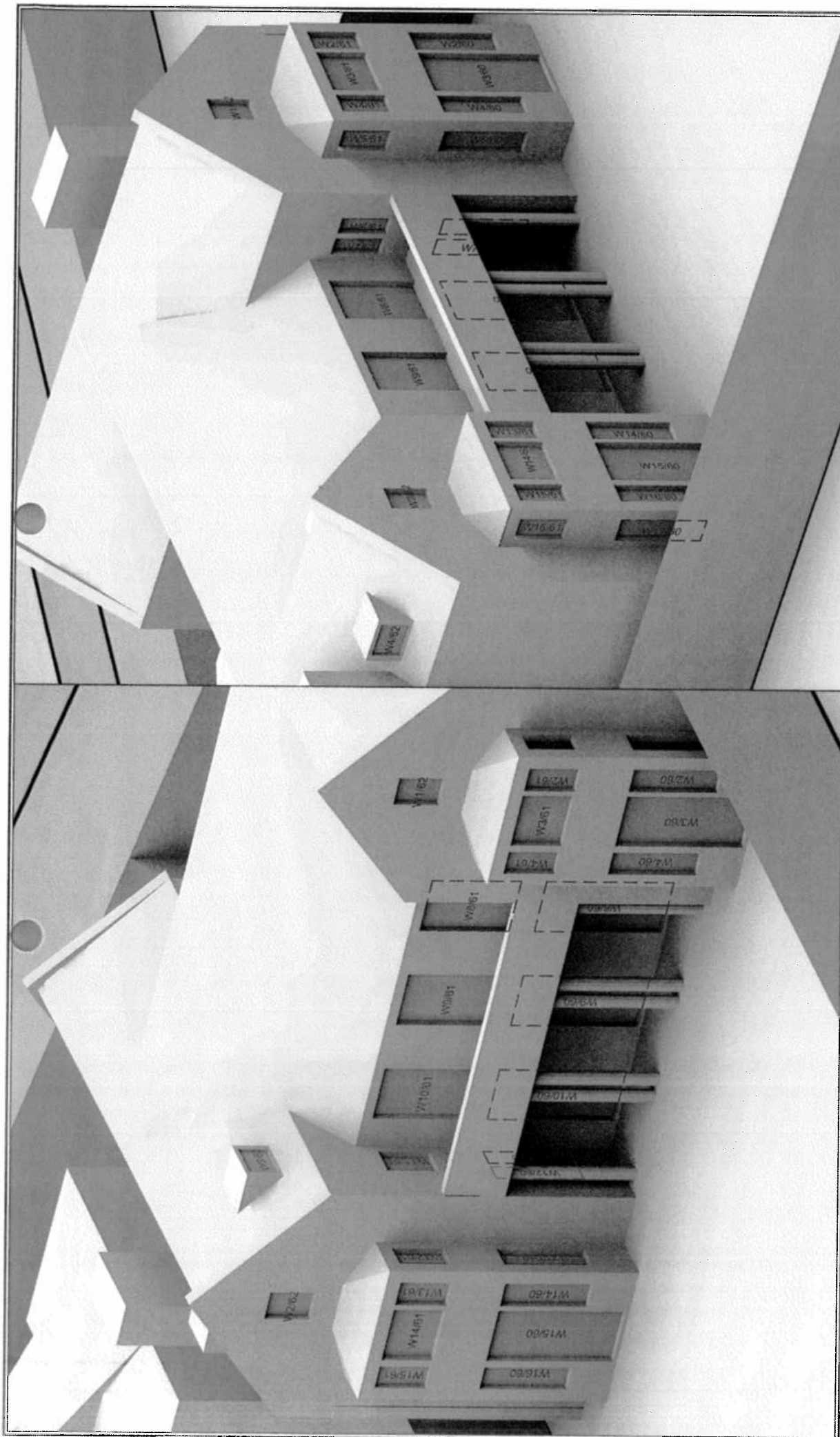
SOURCES: Site Photography		Key:		Project: 22 Lancaster Grove		Title: Window Locations 24 Lancaster Grove		Point2Survey Ltd Centre House, London EC2A 4EJ Tel: 020 7462 2299 www.point2survey.co.uk POINT SURVEYS			
CAD Files: 091214 Kat Somers 22 Lancaster Grove Proposed P1rev C.dwg 22 Lancaster Grove Sections and Elevations P1-REV.DWG Laser Scanner Point Cloud Data				Drawn By: CGC/JCA		Scale: NTS				Date: DEC 14	



Sources: Site Photography CAD Files: 091214 Kat Somers 22 Lancaster Grove Proposed P1 rev C.dwg 22 Lancaster Grove Sections and Elevations P1-REV D.dwg Laser Scanner Point Cloud Data		Key:		Project: 22 Lancaster Grove		Title: Window Locations 18-20 Lancaster Grove		Point surveys Point Surveys Ltd. Crest House 309 Strand, London W1 2LJ, 0207 456 3639 www.pointsurveys.com	
Drawn By: CGC/JCA		Scale: NTS		Date: DEC 14		Dwg No: P382/WL/02			



Sources: Site Photography CAD Files: 091214 kat Somers KAS Architecture Received 20/01/15 22 Lancaster Grove Proposed P4 new survey.dwg P4-10-002-100-103 Proposed PDF's Laser Scanner Point Cloud Data		Key: Window not Meeting VSC Pass Value		Project: 22 Lancaster Grove		Title: Window Locations 24 Lancaster Grove		Point 2 Surveys Ltd. Centre House, 100-103 Lancaster Grove, London WC2R 3LT, 0207 836 5628 www.point2surveys.com	
				Drawn By: CGC	Scale: NTS	Date: FEB 15	Dwg No: P382/WL/03		



Sources: Site Photography

CAD Files:
09/12/14 Kai Somers

KAS Architecture
Received 20/01/15
22 Lancaster Grove Proposed P4 new survey.dwg
P4-10-002-100-103 Proposed PDF's
Laser Scanner Point Cloud Data

Key:



Window not Meeting
VSC Pass Value

Project: 22 Lancaster Grove

Title: Window Locations
18-20 Lancaster Grove

Drawn By: CGC

Scale: NTS

Date: FEB 15

Dwg No:

P382/WL/04

Point 2 Surveys Ltd.
Centre House,
90 Strand,
Lancaster LA1 4AT,
01752 888 888
www.point2surveys.com



Appendix C – Data Comparison

Data Comparison

24 Lancaster Grove

Ref:	Existing VSC	Proposed VSC		Existing VSC	Proposed VSC
Syntegra S14	25.75	22.50	Point 2 W4/10	26.33	16.54
Syntegra S5	23.70	30.25 (Typo 20.25?)	Point 2 W3/10	24.88	13.68
Syntegra S3	25.90	25.65	Point 2 W2/10	29.13	25.47

(See page 13, 22 % 23 Syntegra Consulting
April 2014)

(See Point 2 Appendix X this document)

APPENDIX 10



GAP
ANALYSIS

2000 +

1500 -
2000mm

1000 -
1500mm

0 -
1000mm





STOREY
HEIGHT
ANALYSIS

THREE
STOREY
+ ROOF

THREE
STOREY

TWO
STOREY
+ ROOF

TWO
STOREY

ONE
STOREY
+ ROOF

APPENDIX 11

