

# Design and Access Statement & Significance Appraisal

In Support of a Planning Application for a  
Proposed Extension and Alterations at 25  
Lancaster Grove, London NW3 4EX

For

**Mr David James**

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DOCUMENT REFERENCE

GSAC/14-1477/Reports/Design and Access Statement scheme 2 pf150615.pf1

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Issue	Date	General Comments	By
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## 1.00 INTRODUCTION

Gould Singleton Architects have been appointed by the owner of the property to produce proposals for converting 2 number flats into 1 number flat at first floor level. This particular document is to assist the detailed drawings that are being submitted, together with the completed Planning Application forms and new submission fee.

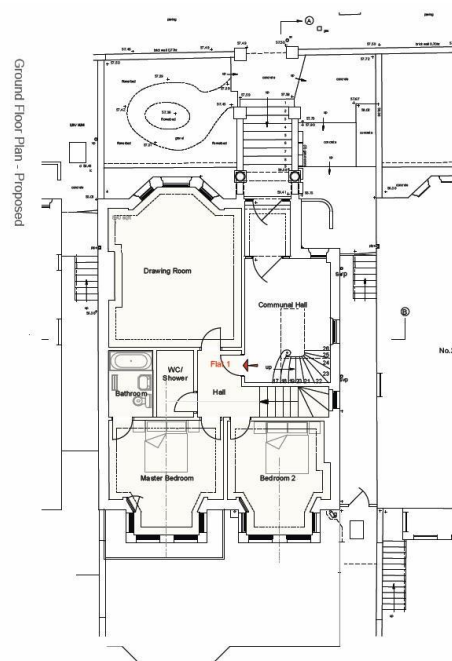
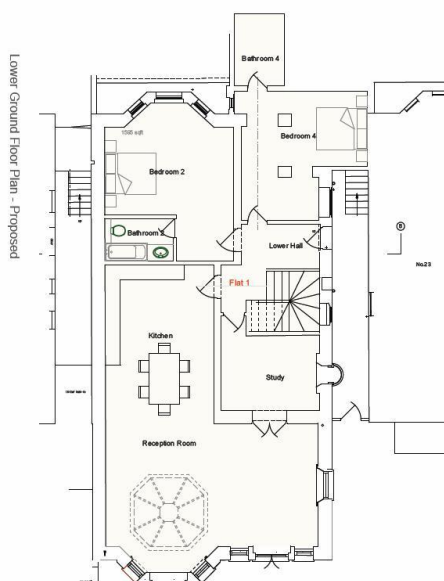
25 Lancaster Grove is an existing four storey, plus loft, detached brick built building which is currently sub-divided into six self-contained flats, with the lower ground floor flat enjoying the rear garden space.

## 2.00 PLANNING HISTORY

The following Planning history is relevant to this unit:-

On the 24<sup>th</sup> July 2012, underneath Planning reference 2012/2698/P, the Council refused Planning Permission for the change of use from six self-contained flats to a single family dwelling house (Class C3) to the property.

On the 22<sup>nd</sup> April 2014, underneath Planning reference 2014/0360/P, Planning Permission was granted for the conversion of the lower ground floor and upper ground floor flats (1 x 1 bed and 1 x 2 bed) to a four bedroomed maisonette and the erection of a single storey lower ground floor rear extension.

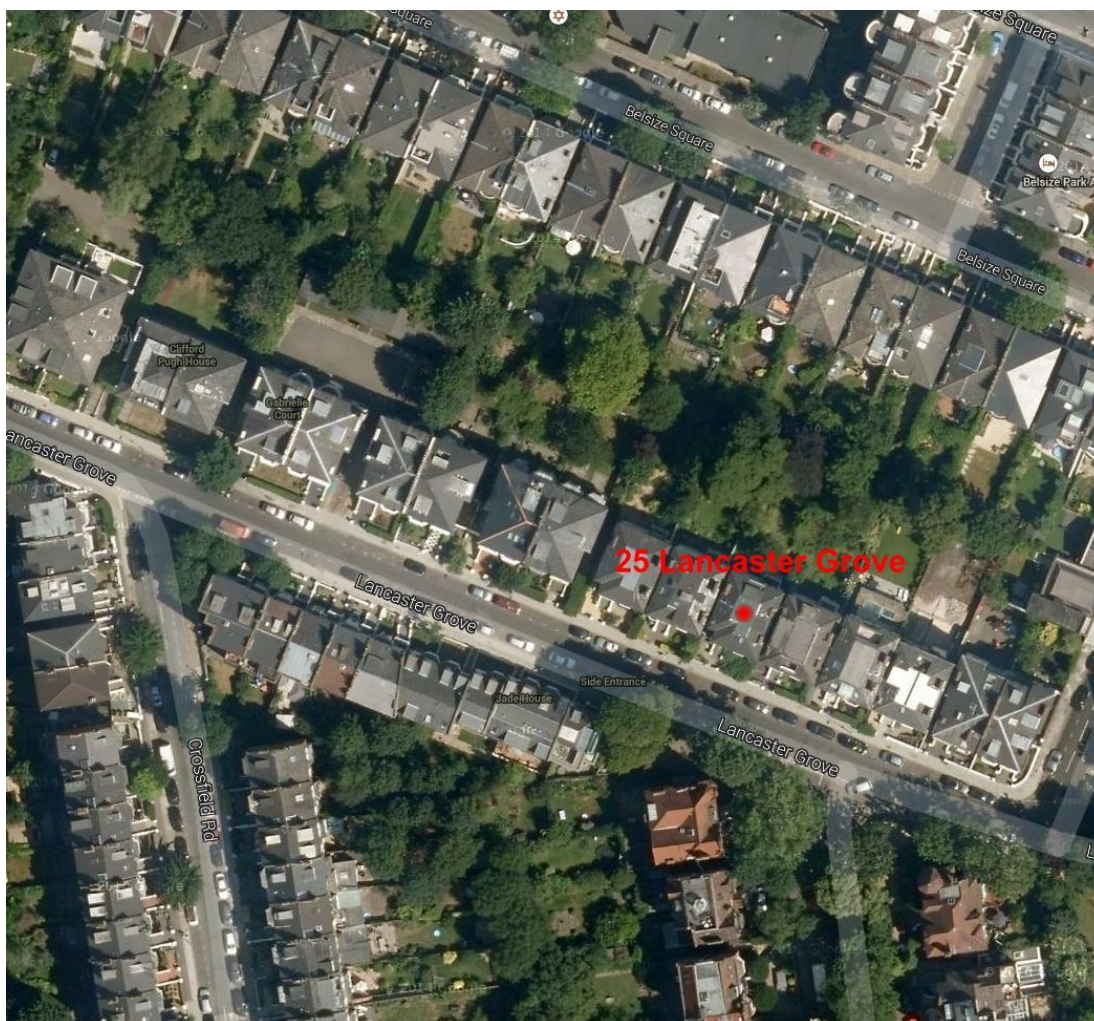


This particular Consent is still valid and will expire in April 2017. Conditions were attached to the Approval and the Planning Officer who dealt with the scheme was a Mr Alex McDougal.

On the 8th April 2015, underneath Planning reference 2015/0356/P, Planning Permission was granted for a single storey extension to lower ground floor level: creation of a rear roof terrace to ground floor flat: enlargement of lower ground floor unit to a 3 bed flat and ground floor unit to a 2 bed flat: additional side windows at lower ground floor level and associated works. Conditions were attached to the Approval and the Planning Officer who dealt with the scheme was a Mr Jonathon McClue. This particular consent is likely to be implemented in the coming months.

### 3.00 GENERAL SITE CONTEXT

25 Lancaster Grove is located in the Borough of Camden. The house edged red on the attached location plan is a large, detached Victorian property and was converted to individual, self-contained flats over recent years.



The Application does not seek to make any changes to the principle front elevation of the existing building.

#### **4.00 ACCESS**

Access arrangements to the existing self-contained apartments will remain as existing; however it is proposed to install a platform lift into the existing upper ground floor hallway to access the first and second floors.

#### **5.00 PROPOSALS**

The existing building houses two flats at first floor level, 1no 1 bedroom flat and 1 no studio flat. It is proposed to combine these flats into 1no 2 bedroom flat. Two further flats are located at second floor level, 1 no studio flat and 1 no 2 bed duplex which accesses the roof space above. It is proposed to make internal alterations to convert the studio into a one bed flat, and also to modify the windows on the rear elevation to the duplex flat at this level to accommodate French doors and Juliet balconies.

#### **6.00 APPEARANCE/SUSTAINABILITY**

The overall scale and appearance on the whole will remain as existing, however it is proposed to alter 2no window openings at second floor level on the rear elevations to accommodate French doors with Juliet balconies.

#### **7.00 CONCLUSIONS**

It is felt that although the proposals would result in the loss of a residential unit, this is outweighed by the fact that these alterations would result in better quality family accommodation being provided. The introduction of an internal platform lift also contributes towards this.

The introduction of the Juliet balconies to the second floor rear elevation improves the outlook from the associated rooms and will help to increase natural daylight. The changes proposed to the rear elevation will have no effect on the character and the appearance of the Conservation Area as the proposed secluded rear garden position is not visible from any point of the general public access.

8.0 PHOTOS OF EXISTING SITE



Front View



Rear of Unit



Adjacent units



View of Units to rear of application site

## **9.0 SIGNIFICANCE APPRAISAL:**

### **Introduction**

The application site is located within Sub Area 1 of the Belsize Park Conservation Area, which was designated in March 1973.

### **Heritage Assets**

The nearest Listed Building is St. Peter's Church, which is Grade II Listed. This building is 200m away in a street that runs parallel to Lancaster Grove. The rear of the houses on Belsize Square entirely screen the church from the application site and as such it is anticipated that the proposed works will have no effect upon it.

This application will cause no harm or loss to any heritage asset and so it is unnecessary to make an assessment of their significance.

### **The Conservation Area**

English Heritage accepts that change is inevitable in conservation areas but that it must be managed so that it satisfies the statutory test of not harming their character or appearance.

In this case the Conservation Area is large and the Council recognises that it contains separate character areas. The immediate Conservation Area context is one of large detached and semi-detached houses, some of these have been extended since they were built to reflect their changing requirements. Controlled extension is thus an identifiable feature of this area.

The house is only separated from its neighbours by a narrow gap. As such it is seen and accessed as a part of a group. From the Belsize Conservation Area Statement (Sub Area 1 - Belsize Park); "Forming the south- eastern edge of the square is a notable group of detached brick villas (Nos. 2-12 Lancaster Drive) with stucco ornamentation which are of a different style to the surrounding development. These are seen together with two identical properties (Nos. 2 & 4 Lambolle Road) and are the same as the group at Nos. 21 - 35 Lancaster Grove".

The application building is amongst a group of building (Nos. 19 - 35) which are identified as making a positive contribution to the character of the Conservation Area.



As can be seen by the submitted drawing **14-1477/016a** the front elevation of the property will be unaltered by the works proposed in this planning application.

Wide views of the rear of the property are blocked by the two-storey in-fill building at 9d Lancaster Drive. Narrow views of the rear of the property are blocked by a tall brick wall, planting and the full building width rear extension at 31 Lancaster Grove. This work to No. 31 was consented in 2009 (application 2009/2789/P) and renewed in 2013 (2012/3120/P). Consequently the views described in policy BE25 are not, in this instance, possible.

As a result of the rear extension to No. 31 the group does not have a uniform rear elevation as described in policy BE25.

### **Conclusion**

The changes proposed to the rear elevation will have no effect on the character or appearance of the Conservation Area as the property's secluded rear garden position is not visible from any point of general public access.