

and the fact that the dwelling has been so cohesively designed that it is warranted in this case.

33. In order to deal with concerns regarding the potential damage to trees shown as retained on the proposed plans, whilst building works are being carried out, I have attached a condition which requires them to be protected during any works. Additionally, I have attached a condition that requires a detailed landscaping scheme to be submitted and implemented.
34. Finally, in terms of the demolition of the existing dwelling, I have imposed a condition that prevents its demolition until a contract has been let for the new dwelling. This will prevent the site becoming an unsightly, vacant site within the Conservation Area.
35. To conclude, I find that the existing dwelling makes no more than a little contribution to the Belsize Conservation Area. The proposed dwelling, which in my opinion has been well designed, would enhance the character and appearance of Belsize Conservation Area in accordance with relevant local and national policy guidance, subject to the conditions that I have set out below.
36. I have had regard to all other matters before me but for the reasons given above I conclude that the appeal should be allowed.

Louise Crosby

Inspector

the attractiveness of an area and not harm its appearance or amenity. In addition, I consider that the proposal would accord with UDP Policy B7(A) which seeks to ensure that new development in a conservation area preserves or enhances the special character or appearance of the area. Similarly, the proposal would I consider accord with the advice set out in paragraphs 4.17 and 4.27 of PPG15.

Other Matters

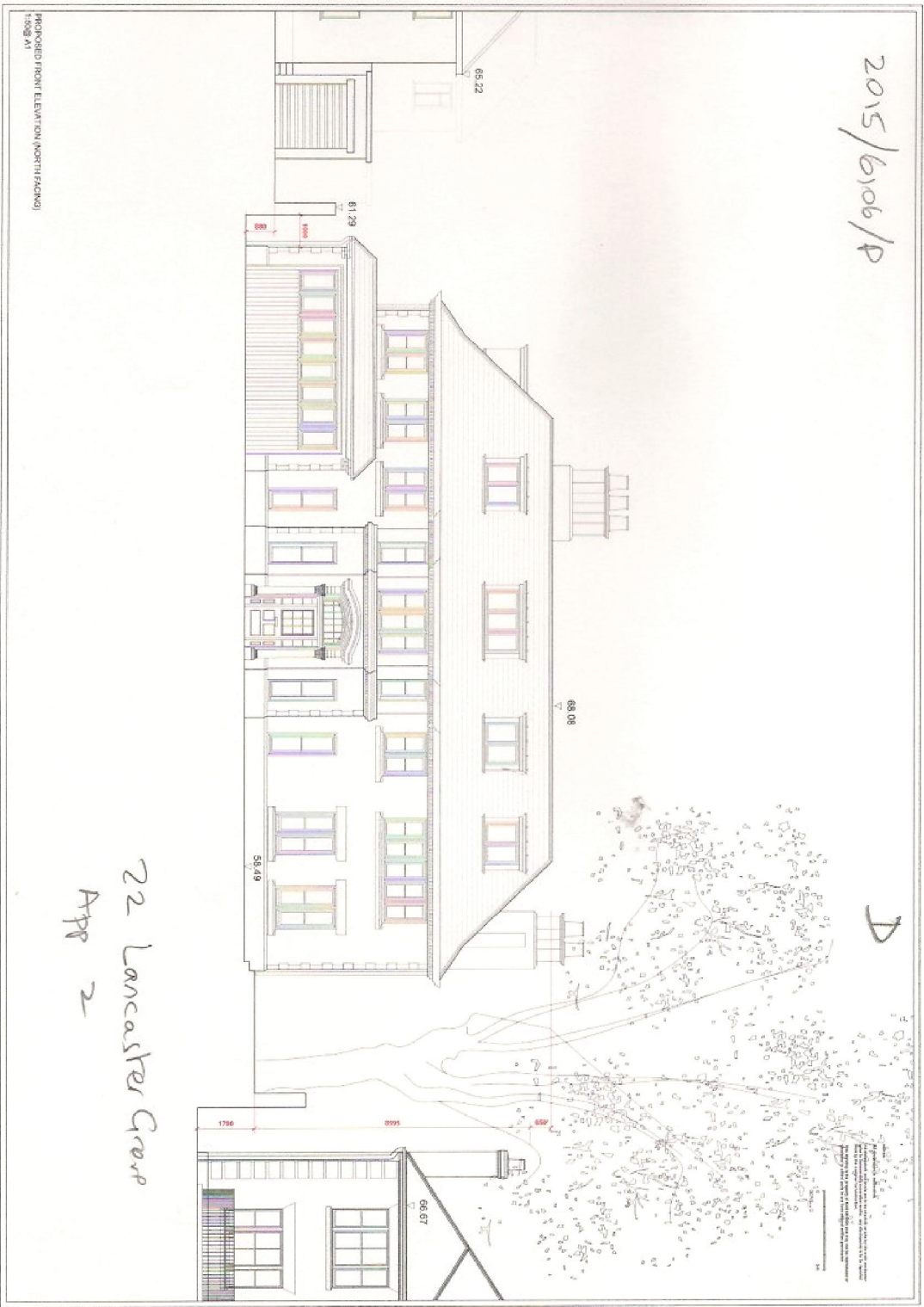
26. With regards to the matter of living conditions, the new dwelling would be slightly closer to the side of 16 Lancaster Grove. However, this elevation of No 16 contains only secondary windows. The proposed dwelling would project beyond No 16 at the rear but there would be a gap between the two properties and there is also mature planting in place along the boundary.
27. I consider that a condition requiring frosted glass in the first and second floor windows on the western elevation of the proposed dwelling, and that their lower sections be fixed to prevent them being opened, would protect the occupiers of No 16 from overlooking. Whilst the rear bay window nearest to No 16 would have a small window in the side, I consider that given the size of the window and the distance to No 16 no harmful overlooking would occur from this.
28. I am aware that the windows at the rear of the proposed dwelling would project further into the garden than the existing but I consider that given the mature planting along the boundary and the distance between the dwellings that overlooking would not occur to a harmful degree.
29. Turning to the matter of dominance and loss of light to the windows at No 16, again I consider that there is sufficient distance between the two properties to prevent any oppressive feeling within the garden or rooms at the rear of No 16. Finally, in terms of the loss of light, I consider that this would be minimal given the distance apart and the fact that the rear of No 16 faces south.
30. I conclude on this point, that subject to the conditions that I have imposed, the proposed dwelling would not have an adverse effect on living conditions at No 16.
31. In terms of car parking, provision has been made for the off street parking of at least two cars in front of the dwelling. I note there are no objections from the Council's Highway Department. I am also mindful of the guidance set out in Planning Policy Guidance Note 13: *Transport*, which advocates the use of maximum parking standards and encourages the use of sustainable modes of transport. The site is within walking distance of a range of public transport facilities and therefore I consider that the parking provision proposed within the site is sufficient.

Conclusions

32. I have imposed a condition that will give the Council control over the brick and stone bonding. I have also removed permitted development rights. Whilst I am aware that this should only be done in exceptional circumstances, I consider that given the sensitivity of the site, the size of the proposed dwelling

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PROPOSED FRONT ELEVATION (NORTH FACING)
1:500 A1

22 Lancaster Green
App 2

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Objection to Planning Application

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1. Background

- The Architect, INK Bespoke, has submitted a planning application to build a 4 storey, detached house, on the site of 22 Lancaster Grove: from Basement through to 2nd floor.
- We live in the southern part of Lancaster Grove, on the North side of the street, 30 metres from the site of No 22 that is located on the South side of the street. One of the special things about Lancaster Grove is that the architecture on the southern length is so different to the northern side of the street.

The Belsize Park Conservation Area Statement mentions this on page 27...

*"Along Lancaster Grove the rear of Belsize Fire Station can be seen on the southern side of Lancaster Grove. The development along this side of the street is of a different character to the northern side of the street being set back behind large frontage walls. Mature trees are planted in the pavement along the frontage. Vegetation predominates and gives a **more spacious feel** to the southern side of the road."*

Lancaster Grove is an integral part of the Belsize "Conservation Area". Protecting our Conservation Area is essential. It is "an area of special architectural interest, the character or appearance of which it is desirable to preserve or enhance".

To sustain the character and appearance of our road **any** redevelopment of No 22 must be consistent with that protection.

Disturbingly, the proposed development not only meets none of the criteria, but it is also destructive to the street and neighbours. If they achieve their ambition then...

- The building with its huge gable ends will cover the width of the site
- The top of the gables will be circa 1.30 metres higher than other buildings.
- The house is planned to be deep and bulky. The garden will be devastated by the deep house
- It will be a gross overdevelopment of this site.

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2. The Proposal

Relevant Sizes

The overall building would be in excess of 13,000 square feet and 1.30 metres higher than the existing and adjacent buildings. This proposal has a massive floor plate; it is extremely high and fills a large area of the site.

- The garden depth would be greatly reduced from 19.5 metres to between 9.0 metres and 12.5 metres deep.
- It is a deep plan house, out of character to other properties on the South side of Lancaster Grove. It is between 16.00 and 18.00 metres deep. A reduction in depth of the house down to 10.00 metres would greatly enhance the green space at the rear of the property
- The floor area for No 18/20 is 9,053 ft² with a 23.50 metre deep garden Planning permission was only achieved after a public inquiry when the Inspector also removed development rights.
- The floor area of the proposed development at No 22 is 13,376 ft². No 22 would therefore be **48% larger** than 18/20.

Louise Crosby, the Planning Inspector for the Planning Appeal at No 18/20 stated in her **Conclusions**...(App 1)

32. I have also removed permitted development rights. Whilst I am aware that this should only be done in exceptional circumstances, I consider that given the sensitivity of the site, the size of the proposed dwelling and the fact that the dwelling has been so cohesively designed that it is warranted in this case.

As the Inspector found that 9,053 ft² should not be increased at No 18/20 then a building that is 48% larger should definitely not be permitted at No 22. No 22 should also be restricted to an area of 9,053 ft², the same size as No 18/20.

The Front Elevation

INK has based the elevation on the original permission granted for No 18/20 at appeal that was refused by Camden Council.

The site at 18/20 was redesigned to remove the gable ends from the front elevations. The pre-application submission from Robert Adam stated:

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*9.4 Generally, the new proposal for No's 18-20 Lancaster Grove is considered to be of a **subtler design and form to that of the current approval**, whilst maintaining a design of suitable quality and architectural detail befitting of the site and surrounding context with the use of classic proportions and simple detailing. The design as a whole is a carefully considered composition of the highest quality that **will enhance and contribute to the character of the Belsize Conservation Area and it's future architectural heritage.***

We agree with this statement, as it is a vastly improved design.

Camden responded in a pre-application letter, dated 24/03/2014:

- i. *The southern side of Lancaster Grove is characterised by 2-storey detached Arts and Craft houses...*
- ii. *The proposed building would have a different architectural composition than the approved building...*
- iii. *The proposed house would be symmetrical and constructed using red brick, stone and reclaimed slate. **It would have a simpler and more subtle design than the approved building and would relate better to the simple detailing of the neighbouring properties.***

Camden clearly support this revised architecture. The design for No 22 should match this design, as the proposed design is totally out of keeping.

The architect has prepared an alternative elevation solution for No 22 removing the gable and this is a vast improvement. **(App 2)**

The Front Elevation

The key objections to the elevation are the Gable Ends and the Height.

- The 2 Gables facing the street will damage the view down Lancaster Grove.
 - i. The front elevation of the house is 9 metres high
 - ii. The height to the ridge of the gable is an additional 710 mm high.
 - iii. The ridge will therefore be 1.30 metres above No 18/20.
 - iv. The impact caused by the proximity of these Gables to the street, will be compounded by the height of the building.
- A building that is 1.30 metres above other buildings on the southern side will disrupt the skyline and overpower from every perspective. This height would

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be in sharp contrast to the principles of Conservation Area criteria, which states that particular care should be given to *Height and Scale* of new developments.

3. Gardens

The existing house on the site of No 22 received planning permission in August 1984. The planning drawing shows that the rear garden is 19.6 metres deep and that the house is located 4.5 metres away from the garage at the side of No 24 Lancaster Grove.

- The rear garden of No 18/20 will be 23.50 metres deep. The rear wall of the No 22 building would project nearly **14.0 metres** beyond the rear of 18/20. So there is no sympathy shown towards the amenity of 18/20.
- On the East side of the garden reduces to a depth of just 9.00 metres.

4. Planning Inspector's comments

"The previous application was the subject of a planning appeal. The inspector, in refusing the appeal, made several comments that are equally applicable to the current application."

- Item 3 – *"The main issues are whether the proposal preserves or enhances the character or appearance of the Belsize Conservation Area (CA) and the effect of the proposal on the living conditions of the occupiers of neighbouring residential properties as regards light and outlook."*

This is applicable to current application.

- Item 12 – *"...the depth and bulk of the building would also be seen through the space between the replacement building and the proposal."*

The current proposal is as deep as the refused scheme and will be just as visible.

- Item 13 – *"...it appears to me that the proposed building would be more bulky than the 18-20 building and it is clear that it would have a significantly greater effect on the character of the area at the rear of the site."*

The proposed building is just as bulky as the refused scheme because the architect has retained the same line of the rear wall of the refused building, so the impact on 18-20 and the area will be just as significant.

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- Item 14 – *“...the CA includes the land to the rear of the houses and in my view the undeveloped character of the gardens makes an important contribution to its spatial quality”*

The garden would be substantially reduced because of the depth of the proposed building. The depth of building should be reduced to increase the depth of the garden and to retain the character and contribution to the area.

- Item 15 – *“I consider that as a result of its overall bulk, its intrusion into the street scene and **rearward projection** the proposal would materially detract from the spacious character of the south side of Lancaster Grove, **including the rear of the buildings.**”*
- Item 16 – *“The proposal would conflict with the Policy CS14 of the Camden Core Strategy 2010 (CS) which indicates that heritage assets should be preserved and enhanced and Policies DP24 and DP25 of Camden Development Policies 2010 (CDP) which seek to ensure that all development is well designed and maintains the character of the Borough’s conservation areas. These policies pre-date the framework but as regards design and the consideration to be given to development affecting heritage assets, their objectives are consistent with the general approach adopted by the Framework”*
- The Inspector concluded his decision by saying that *“as a consequence of the bulk of the proposal, its encroachment into the space at the rear of the buildings...it would significantly detract from the spacious character of the south side of Lancaster Grove.”* Hence it was refused.

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5. Objection

We object to this planning application...because

- i. A building of over 13,000 square feet is bulky and deep and inappropriate.
- ii. The height, the scale and the elevation design of this development will negate the spacious feel of the southern side of LG.
- iii. The destruction of this garden will lower the environmental standards and will impact on the character of the conservation area.
- iv. It would destroy the amenity enjoyed by its neighbours.
- v. The proposals contravene Camden's relevant policies, supplementary planning guidance and their Belsize Conservation Statement.

Any new development should blend with its surroundings and compliment the area with particular care given to:

- o Appropriate scaling and detailing of buildings
- o Height and scale
- o Form and layout
- o Landscape

Camden must ensure that the opinions of the occupiers and neighbours to the development are fully considered in making any decision.

6. Suggested Solutions

- Maximum developed area should be limited to 9,000 ft², as No 18/20 consent
- Reduce the height by 1.30 metres, down to the roofline of adjacent buildings.
- Remove the gable ends to reduce the impact on the street.
- Revise the elevations to match the new design for 18/20 LG.
- Reduce the depth of the house down to 10.00 metres.
- Increase the depth of the garden by 6.00 metres to circa 18.00 metres deep.

If this development were approved then it would make a mockery of Camden's Belsize Conservation Area objectives.

I wish to be advised if the application is heard before the planning committee, as I want to speak at the meeting.

Barrie Tankel

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