

CG/SH/DP3757

04th February 2016

Planning Department
London Borough of Camden
5 Pancras Square
Camden
London
N1C 4AG

FAO Jennifer Chivers

Dear Sirs,

**22 LANCASTER GROVE, LONDON, NW3 4PB – PLANNING APPLICATION
REFERENCE 2015/6106/P**

We write on behalf of our client, North End Properties Ltd, in regards to the application reference 2015/6106/P, and specifically the responses made during the public consultation period as part of ongoing determination of this application.

The application seeks the following proposed development:

Demolition of the existing dwelling house and replacement with a two storey, 7 bed dwellinghouse with basement and attic.

The proposed development responds directly to the decision of an appeal made against the Council's refusal of a previous planning application for a larger scheme of four dwellinghouses on the site. Consequently, we are confident that the proposed development addresses the previous concerns regarding bulk, scale and mass and the impact of this on the Conservation Area.

The current application was submitted to the London Borough of Camden (LBC) on the 30th October 2015, and was accompanied by a full set of supporting documents, including a detailed Design and Access Statement and an independent Conservation and Heritage Report.

The consultation period as advertised on LBC website began on the 20th November 2015, and expired on the 11th December 2015, lasting 21 days. In this period, the application received 15 responses, comprising 2 statutory consultee responses and 13 public responses. Whilst we would question the validity of the responses submitted after the expiration of the public consultation, we set out below a comprehensive response to the each matters raised in the consultation responses.

There is an element of duplication in the responses, which the exception of the response of Thames Water acting as the water infrastructure provider, are not informed by any independent or specialist conservation or heritage advice.

This letter sets out our response to all the matters raised by the objectors.



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Alleged inconsistencies within the application submission

Some respondents suggest that there are inconsistencies within the application.

To clarify, the application seeks the development of a single family dwelling. The dwelling will provide 7 bedrooms above ground. In addition, as indicated on supporting drawings, the dwelling will also provide staff quarters within the basement with an additional 2 bedrooms.

These bedrooms and their location within the dwelling are clearly outlined in the supporting drawings.

With regards to parking, there are 6 current parking spaces: off-street provision for five vehicles together with a parking permit for a further vehicle on-street within the Controlled Parking Zone therefore equating to six spaces. This was confirmed by the committee report for the application 2014/2037/P.

The proposed development seeks 5 parking spaces on site and will be car capped in line with policy DP18. Consequently, there will be a reduction in the parking on site and overall the development is considered to represent sustainable development and be in line with policy.

Alleged overdevelopment, bulk and loss of garden space

A number of third parties consider the proposals represent overdevelopment having regard to the bulk of the development and its impact on the garden space.

As you will be aware, the recent Inspector's decision, issued in relation to appeal reference APP/X5210/W/15/3004790, accepted that the height, width and design of the front elevation of the proposal would not appear out of place in the street and the reinstatement of the front boundary wall would enhance the Conservation Area.

Whilst there is no dispute the appeal proposals represent an increase in current site coverage, the proposed development has been significantly reduced in size when compared with the appeal scheme. Consequently, given the Inspector's comments any assessment of the current application should primarily focus on the depth and overall bulk of the building.

In comparison with the appeal scheme the bulk and scale of the proposed development has been significantly reduced. This is shown by the below by the comparison set out in the Design and Access Statement at page 11, figure 1 below and the comparison drawings to this letter appended to this letter.

These reductions in mass can be quantified as:

- A reduction of approximately 261sqm of floorspace above ground
- A reduction in the width of the site from 24m to 22.5m at the front and a further reduction to 20.5m at the rear.
- The projection of the western façade has been amended, it has been pulled back by 2.4m to be in line with the garage of No. 24 significantly reducing the depth of this façade.
- The projection of the rear elevation into the garden has been reduced by 3.3m and stepped significantly reducing the depth of the building.
- The ridge line of the building is the same height as the appeal scheme.

Building Level	Appeal Scheme (sqm)	Proposed Scheme (sqm)	Total Reduction (sqm)
Basement	488	500	+ 12
Ground	383	275	108
First	331	230	101
Attic	290	190	100
Garage	0	48	+ 48
Total	1492	1243	249
Total reduction above ground			261 sqm

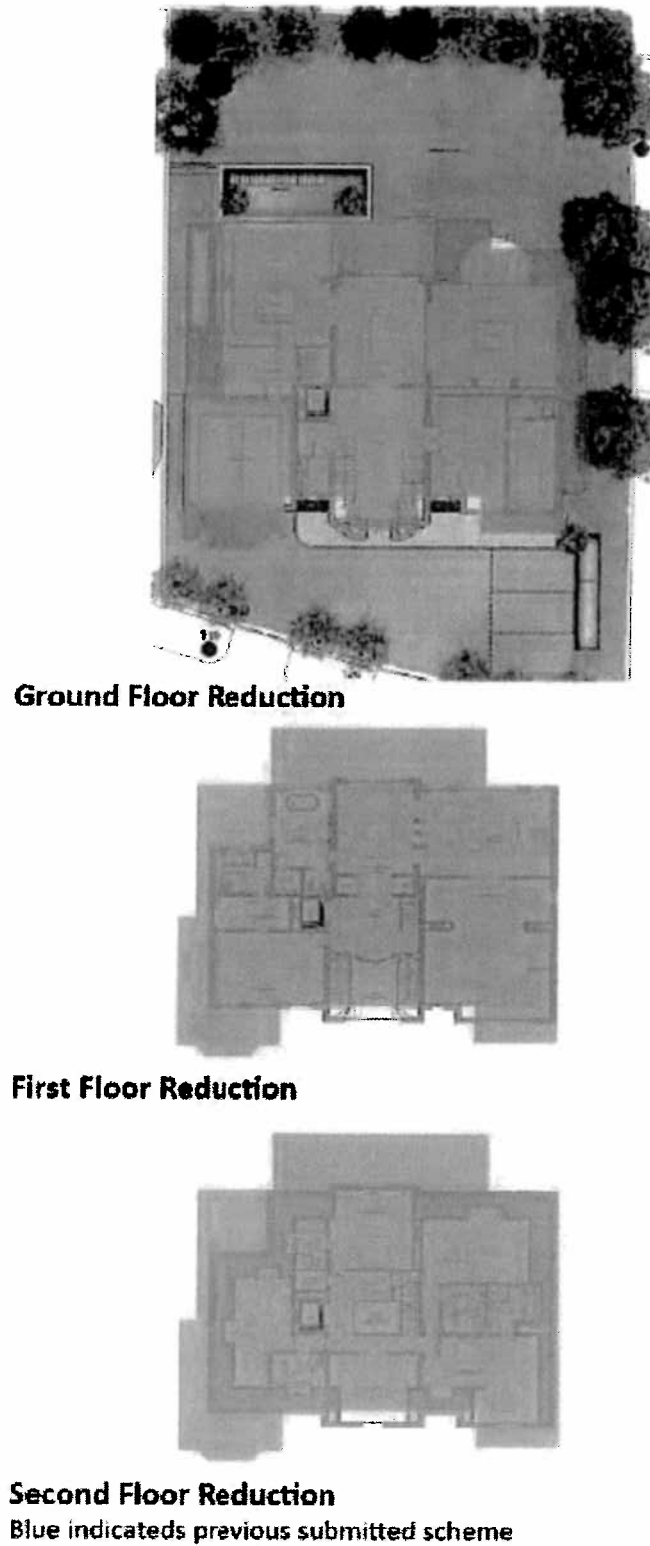


Figure 1 – Analysis of bulk

The proposed development of a single dwelling represents a significant reduction in the depth and bulk of the proposed development. As a consequence of the reduction in the overall footprint of the proposed development, there is considerably less impact on the garden space, including the retention of all trees in the rear garden.

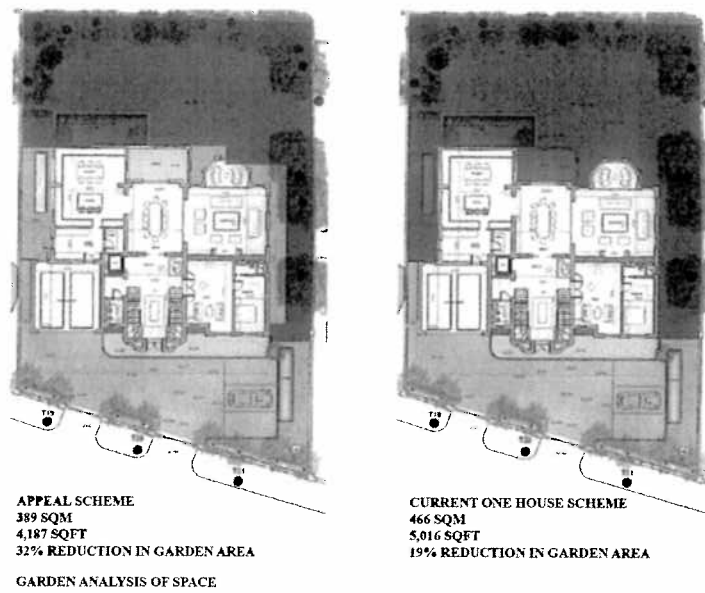


Figure 2 – Analysis of garden space

The proposed configuration of the rear elevation now allows for a rear garden depth of 15.8m, with the existing garden being 19.2m. The proposed reductions in the buildings footprint mean that, when compared with the appeal scheme, which resulted in a loss of 32% of the existing garden space, the proposed development results in a loss of only 19%, which we consider acceptable an in keeping with the area.

The proposed development represents an effective and efficient use of the site in line with policy, and the resultant plot coverage is 31%. As can be seen from figure 3 below, entirely this is consistent with the character of the area.



Figure 3 – Analysis of plot coverage



Proposed style and materials

This issue is addressed in detail in the supporting Heritage Statement to the application independently prepared by Beacon Planning, and the Design and Access Statement.

With regards to the proposed style and materials, the heritage statement concludes that:

6.6. The proposed architectural style of the replacement buildings 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. The Inspector previously concluded that the Arts and Crafts style of the appeal scheme was sympathetic to the south side of Lancaster Grove (Inspector's appeal decision, paragraph 8). The architectural style of the revised scheme is considered therefore to be an entirely appropriate response that will reinforce the character of this more varied southern side of the street which the present building currently dilutes.

6.7. The red brick, slate and stone window dressings are high quality materials that sit firmly within the Arts and Crafts tradition. The proposals are therefore in accordance with Development Plan Policy DP24(c).

6.8. These high quality materials extend to the boundary treatment, which will follow the distinctive form to the east and west of the application site with brick and stone piers and a solid brick wall. This element of the scheme will deliver an enhancement to the character and appearance of the southern side of Lancaster Grove as previously confirmed by the Inspector (Inspector's decision, paragraph 8). The proposals are therefore in accordance with Development Plan Policy DP24(g).

The proposed design of the eastern façade is in direct response to the Inspector's conclusion that the intrusion into the street scene would detract from the spacious character of the south side of Lancaster Grove (paragraph 14). The projecting gable on the eastern façade has been entirely removed from the scheme, such that the side elevation is now in line with No. 24, and the proposals now provide a wraparound garage, introduction of a hipped roof and reduction in massing at first and second floors. Further detailing is provided by corner stones and a hipped roof. This detailing is similar to that proposed in the approved proposal at Nos. 18-20.

In summary, the proposed development is of a high quality, and will make a positive contribution to the character of the Conservation Area. We understand that this conclusion is shared by the Conservation Officer. Objector's comments on matters of design and appearance reflect individual's subjective views, but are not informed by any professional expertise in respect of matters of design, conservation and heritage.

Impact on the neighbouring amenity

The third party comments take no issue with the supporting technical assessment prepared by Point2 on the matter of daylight and sunlight. This assessment was undertaken on the previous appeal scheme and specifically assessed the impact on both No. 18-20 and No. 24 Lancaster Grove. The assessment concluded that the impact was acceptable and this was corroborated by the Inspector.

Current objections are focussed on the matters of overbearing, outlook and privacy. These matters were also deliberated by the Inspector on the appeal scheme who concluded that:

"Whilst I understand the Council's desire to ensure that residential amenities are safeguarded this absolute test must be subject to a balanced judgement taking into account the specific circumstances of development proposals. In this case the proposal would conflict with a strict interpretation of policy DP26; however I consider that it would not conflict with the approach of Policy CS5 and that the harm caused to the living conditions of the occupiers of neighbouring properties would not be sufficient to justify the refusal of permission. (Para 26)"



Impact on amenity is considered in the planning statement supporting the application. The Inspector concluded that the impact of the appeal proposal was acceptable. The proposed development, which is reduced in scale and mass across all floors, has an even lesser impact than the previous scheme that was determined to be acceptable by the Inspector. The extent on the reduction is set out at page 11 of the Design and Access Statement, discussed earlier in this letter and outlined in the drawings appended to this letter. Consequently, the proposed development is considered to be in accordance with policy and will have no material impact on residential amenity.

Loss of trees

The proposed development will retain all trees in the rear garden.

The supporting arboricultural assessment to this application concludes that two trees in the existing front garden are considered to be in poor health and not particularly appropriate species for the location. The proposed development will remove these trees. The principle of this was agreed with Camden in pre-application discussions.

It is proposed to plant 9 new trees in the front garden to maintain the separation from the road and reinforce the leafy nature of the southern side of the street.

By virtue of retaining all the trees in the rear garden and delivering 7 additional trees, we consider the proposal to be in line with the development plan and acceptable in regard to this matter.

In summary, this letter responds fully to the objector's comments in as far as they raise any new relevant considerations. The detailed supporting documents which accompanied the application, and the further contribution set out in this letter demonstrates that the current proposals accord fully with the development plan. In contrast the objector's comments are not informed by any objective professional assessment or architectural heritage expertise and are unjustified and unfounded in the context of assessing the development against the development plan and material considerations, including the previous appeal scheme, in line with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended).

The current proposal will replace an unattractive house with a new high quality family house and make a positive contribution to the character of the area. The design has evolved and been amending in discussion with the Council's planning and Conservation Officers, and addresses all the previously identified issues. In these circumstances, we would respectfully request that permission is granted.

We trust that the attached is self-explanatory, but if there are any points which require clarification please contact me or Stuart Hammond of this office.

Yours faithfully,

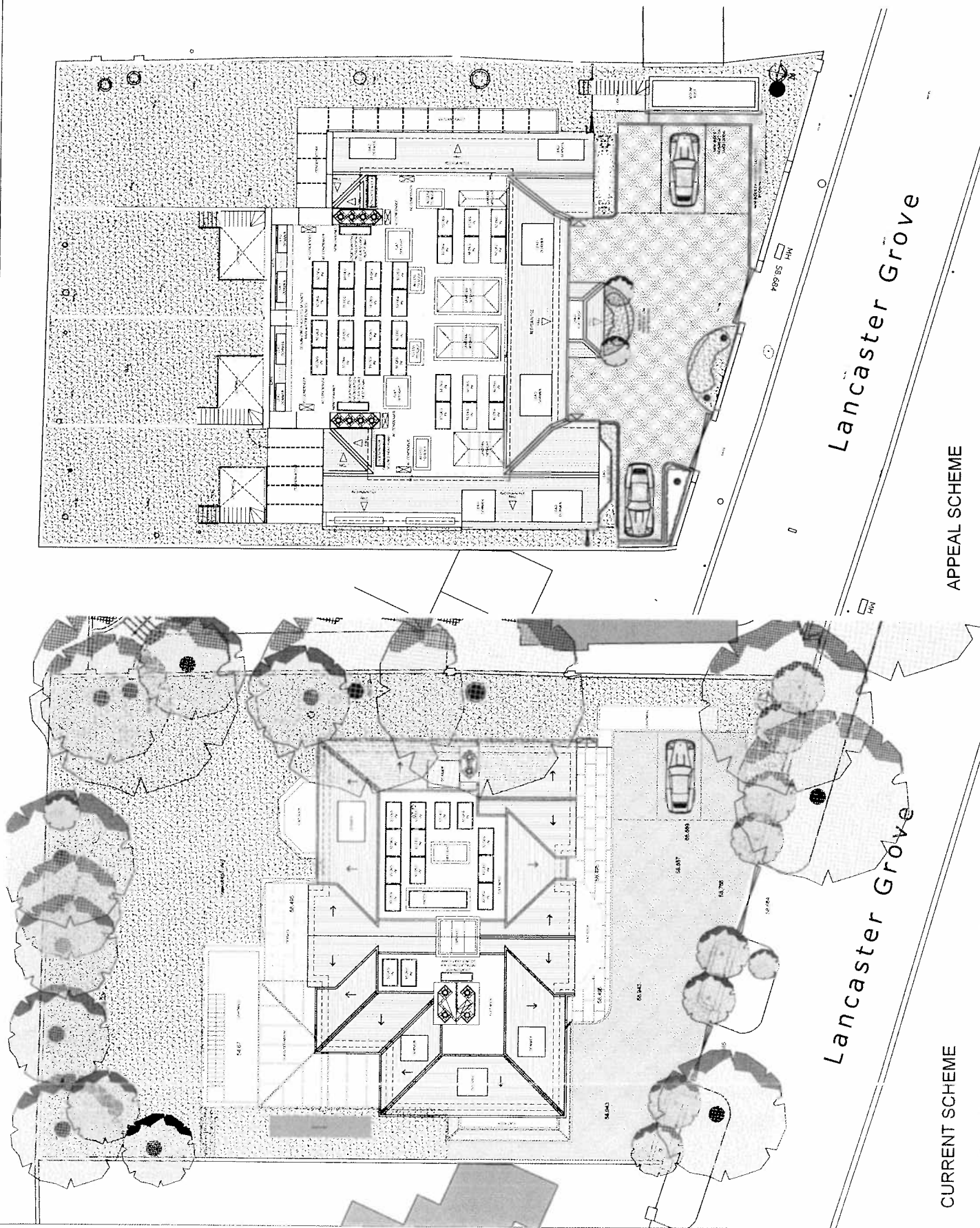
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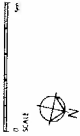


Appendix 1 – Comparison Drawings

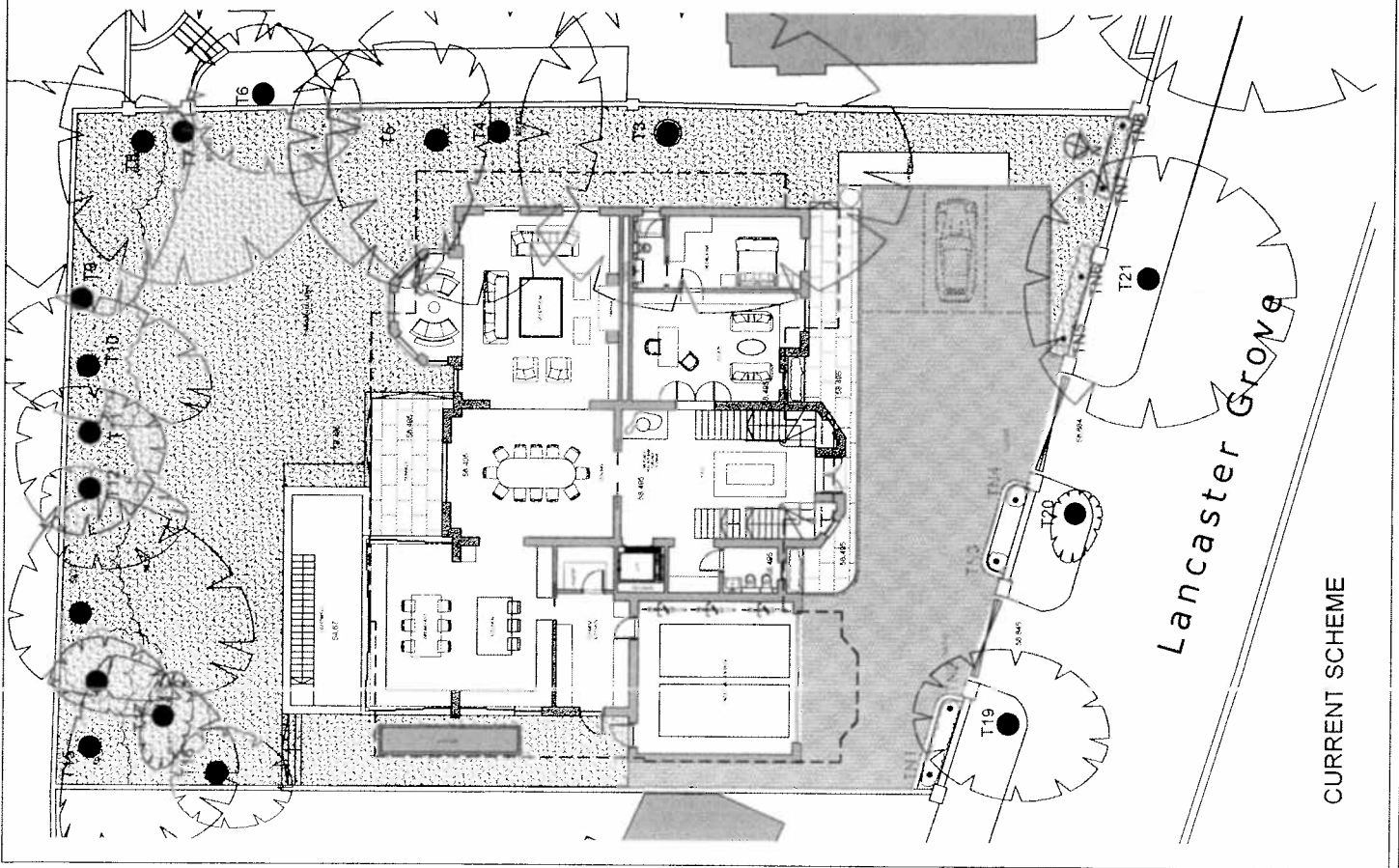
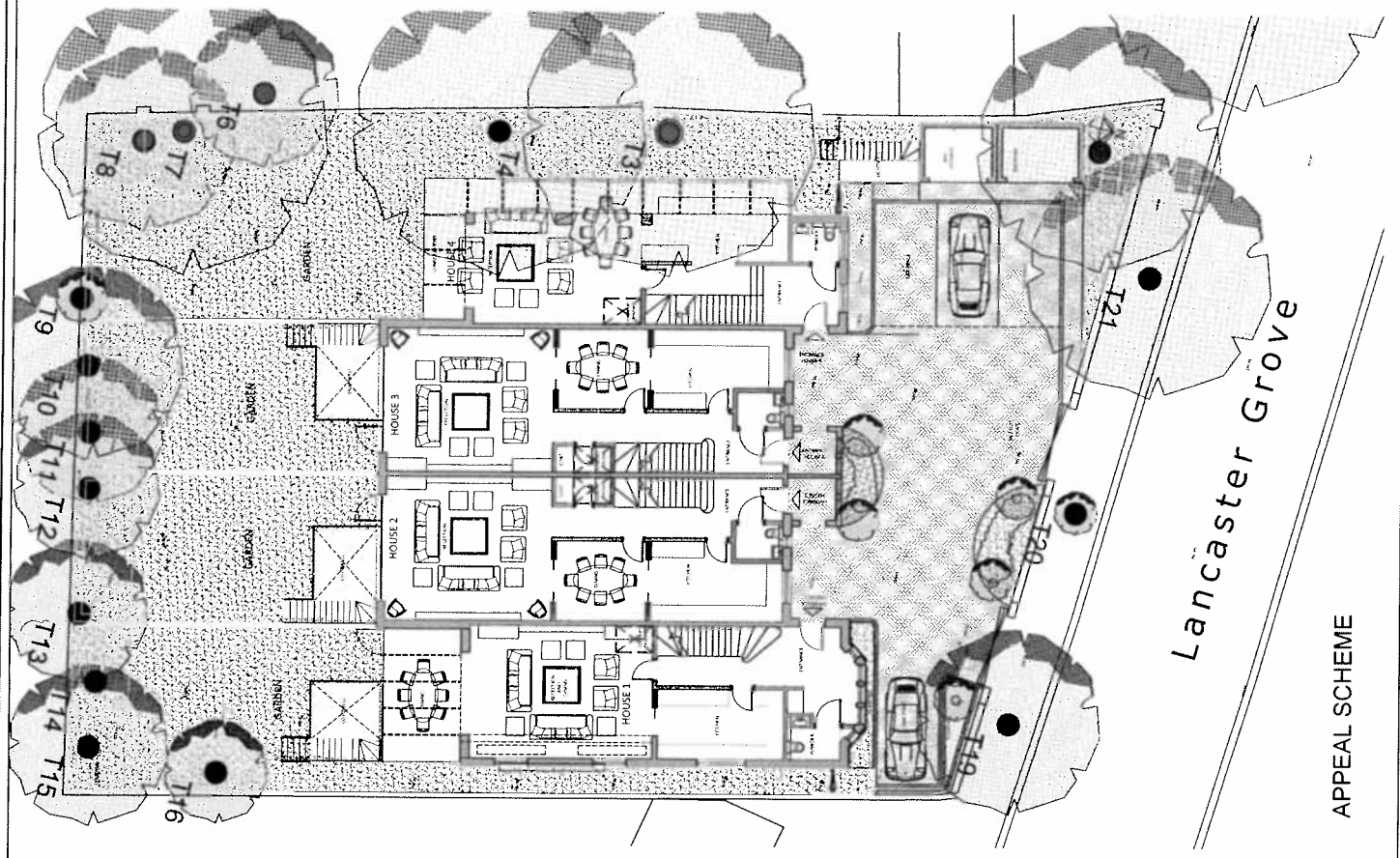
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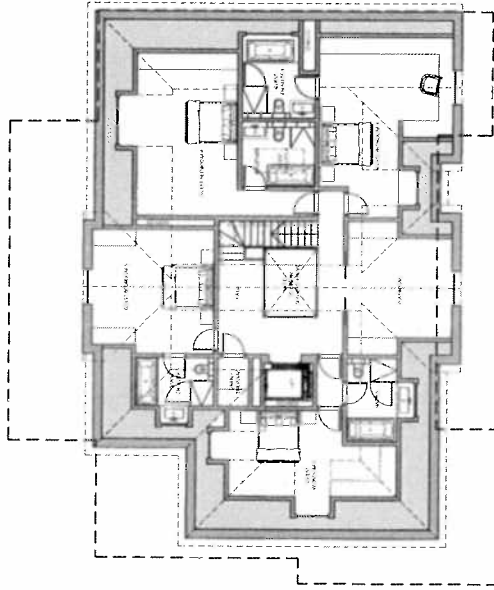
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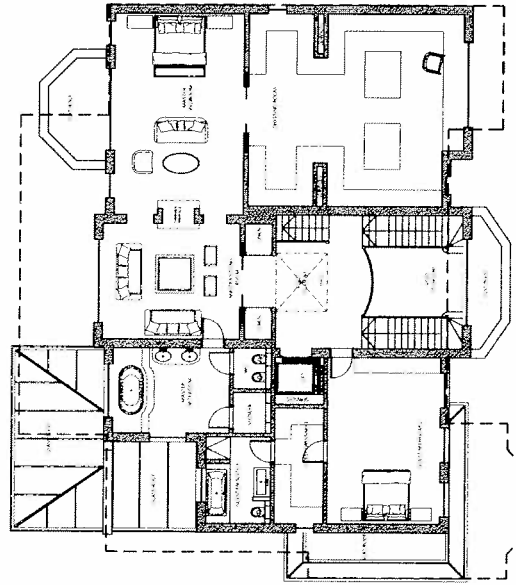
INK BESPOKE	22 LANCASTER GROVE	PROPOSED GROUND	721 GPR-100 - 003	OCT 2015
			1:100 (A1) 1:200 (A3)	MC
			PLANNING	MX



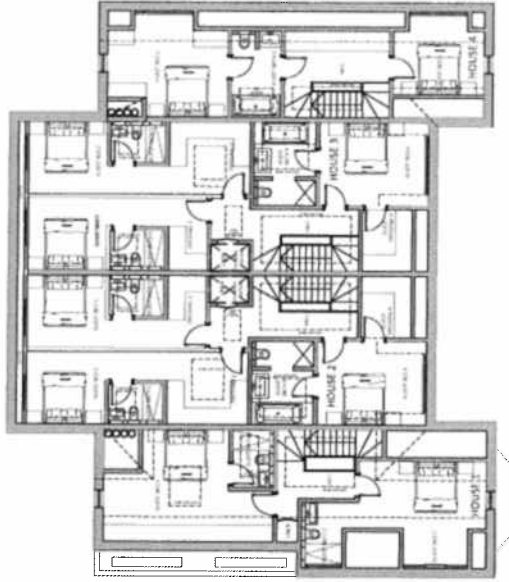
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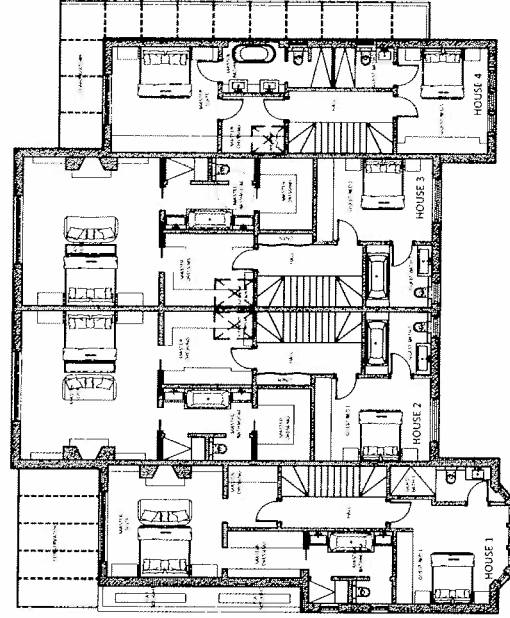
PROPOSED SECOND FLOOR 1:100@A1



PROPOSED FIRST FLOOR 1:100@A1



PROPOSED SECOND FLOOR 1:100@A1



PROPOSED FIRST FLOOR 1:100@A1

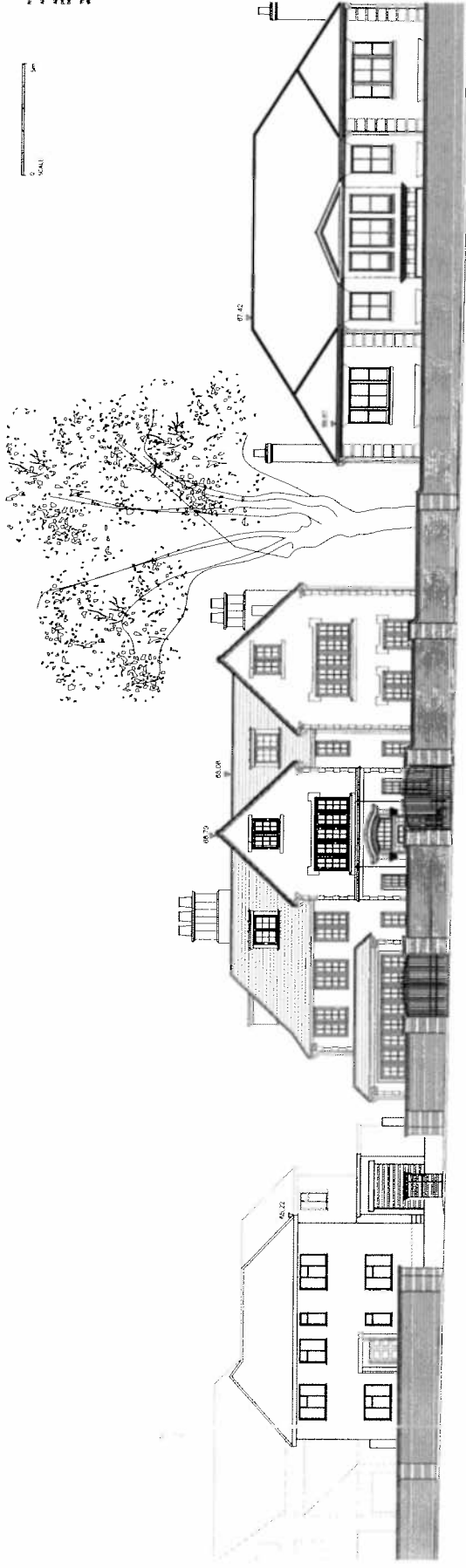
CURRENT SCHEME

APPEAL SCHEME

INK BESPOKE		22 LANCASTER GROVE
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Scale
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NOTES
All dimensions are in millimetres.
All dimensions are given to the nearest millimetre.
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24 LANCASTER GROVE
22 LANCASTER GROVE
18-20 LANCASTER GROVE
DATUM LEVEL 55.00M
CURRENT SCHEME
PROPOSED FRONT (NORTH FACING) ELEVATION
1:100@A1 1:200@A3

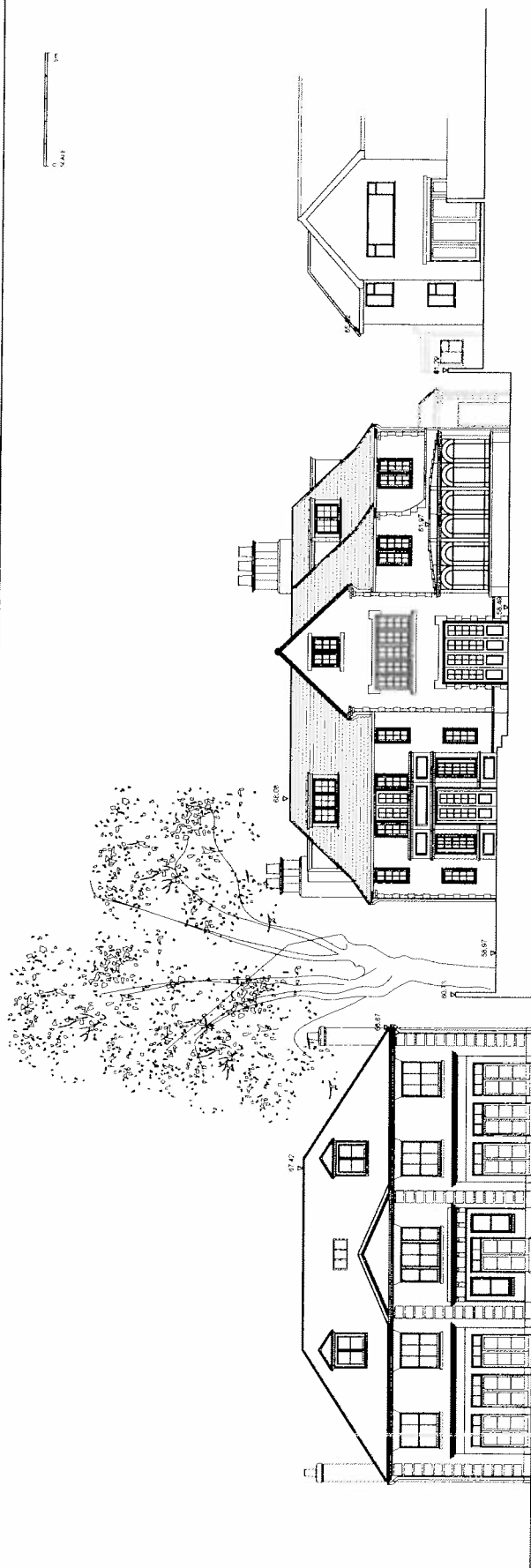


24 LANCASTER GROVE
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18-20 LANCASTER GROVE
DATUM LEVEL 55.00M
APPEAL SCHEME
PROPOSED FRONT (NORTH FACING) ELEVATION
1:100@A1 1:200@A3

INK BESPOKE	DATE: 15/10/2014	SCALE: 1:100
PROJECT: 22 LANCASTER GROVE	PROPOSED FRONT ELEVATION	DATE: 15/10/2014
CLIENT: 22 LANCASTER GROVE	1:100 (A1), 1:200 (A3)	DATE: 15/10/2014
PLANNING	MC	DATE: 15/10/2014

All derivations in mathematics.

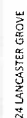
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18-20 LANCASTER GROVE

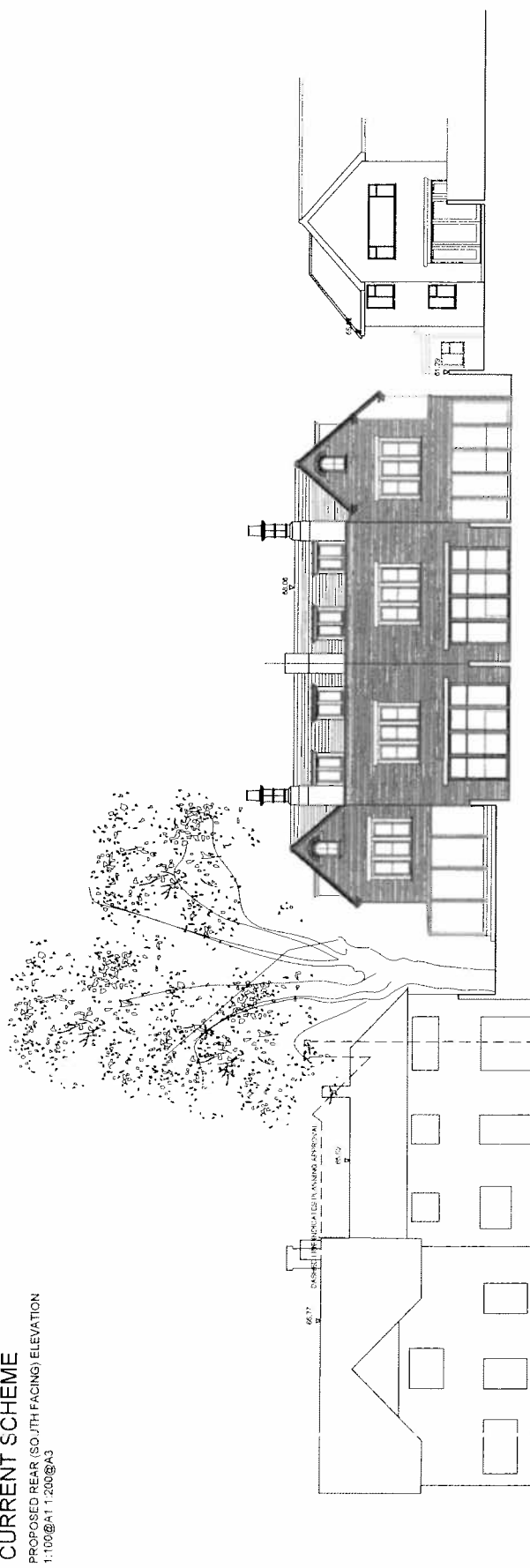
CURRENT SCHEME

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



22 LANCASTER GROVE

DATUM LEVEL 55.00M



18-20 | ANCASTER GROVE

APPEAL SCHEME

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



22 LANCASTER GROVE

DATUM LEVEL 55.00M

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On the other hand, the fact that the *in vitro* results are not always reflected in the *in vivo* results may be due to the fact that the *in vitro* results are based on a single dose of the drug, while the *in vivo* results are based on a range of doses. This may lead to a more accurate representation of the drug's effects in the body.



LANCASTER GROVE ROAD

22 LANCASTER GROVE.

DATUM LEVEL 55.00M

PROPOSED SIDE (WEST FACING) ELEVATION
1:100 @ A1 1:200 @ A3

CURRENT SCHEME



LANCASTER GROVE ROAD

2 LANCASTER GROVE

BATHING LEVEL 55.00M

PROPOSED SIDE (WEST FACING) ELEVATION
1:100 @ A1 1:200 @ A3

APPEAL SCHEME

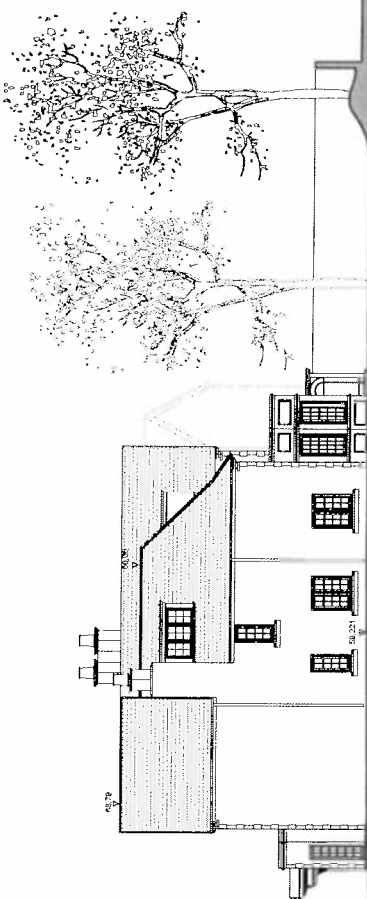
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<p>22 LANCASTER GROVE</p> <p>PROPOSED SIDE WEST FACING ELEVATION</p>			
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NOTES

All dimensions in millimetres.

1. The proposed development is shown on the site plan and is subject to the planning conditions of the planning permission. The proposed development is shown on the site plan and is subject to the planning conditions of the planning permission.

SCALE



ETON AVE

22 LANCASTER GROVE

DATUM LEVEL 55.00M

PROPOSED SIDE (EAST FACING) ELEVATION
1:100@A1 1:200@A3

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