

4.2 Planning Precedent

Relevant planning history :

72 Lawn Road

8905326 - Construction of a new garage and utility area at ground floor level and bedroom with ensuite bathroom and balcony at first floor level of single family dwelling – Granted 15-02-1990

73 Lawn Road

2004/0572/P - New side and rear dormer windows for the conversion of loft space into additional accommodation and the replacement of a ground floor side entrance with a window - Granted 26-03-2004

76 Lawn Road

F9/14/1/1582 - Erection of garage and car port at side of 76 Lawn Road, Camden and formation of new means of vehicular access to the highway - Granted 06-04-1966

78 Lawn Road

2007/6177/P - Installation of a dormer window in the side elevation at the front of the property - Granted 02-04-2008

79 Lawn Road

9501771 - Conversion of the existing attic space into residential accommodation, including the installation of a dormer window at the rear, increasing the height of the window on the landing above the eaves and the installation of a circular window to the front gable – Granted 08-03-1996

81 Lawn Road

2015/4039/P - Erection of single storey rear extension and two storey side extension following the demolition of the existing side and rear extensions, and alterations to openings on side elevation - Granted 02-09-2015
2007/3342/P - Creation of new basement level with front, side and rear lightwells to single-family dwelling house (Class C3.) - Granted 26-11-2007
PEX0100597 - The provision of side and rear dormer windows, and the enlargement of the existing lean-to at the rear – Granted 17-12-2001

82 Lawn Road

PEX0100914 - The enlargement of the existing rear dormer window and installation of three roof lights on the front side and rear elevations – Appeal allowed 20/08/2002.

4.3 Conservation Area Appraisal

Definition of Special Character :

Parkhill and Upper Park Conservation Area is part of the nineteenth century London suburb of Belsize, running along the east side of Haverstock Hill.

Italianate Victorian semi-detached houses are the characteristic building type, with twentieth-century housing styles ranging from garden suburb to modern movement and contemporary insertions.

Planning policy context :

Streetscape Design Manual for Camden.

Local policy :

The original area included Upper Park, Parkhill, St Pancras Almshouses and Mall Studios. In 1985 part of Haverstock Hill was included. The extension in 1991 included Haverstock Hill from the Belsize Park Underground Station to the Adventist Church; Downside Crescent and the west side of Lawn Road; the 1930s developments along the north end of Lawn Road, Parkhill, Upper Park and Garnett Roads.

Historic development and archaeology :

This area is part of the Victorian suburb of Belsize Nineteenth century to 1914

The semi-detached villas paired villas were laid out on a very generous scale with ample gaps between the buildings and long gardens which collectively make up a green oasis behind the street fronts, such as the crescent space behind

Infill between houses has been incremental, displaying a significant variety of style and quality.

Lawn Road :

The west side of Lawn Road was started by 1914 and completed in the inter-war years. A development of 1930s semi-detached houses runs along Garnett Road and the ends of Lawn Road, Upper Park Road and Parkhill.

Intensification of residential density has resulted in incremental infilling of gaps between buildings. The majority of gaps between houses have now been filled.

The character is typically of semi-detached pairs of houses with substantial trees in front and rear gardens.

Post-1945 flats replace war damage at the corner with Upper Park Road and at the other end with Fleet Road: Troyes House is a Council-owned block at the south end of the street which is set back from the street behind lawns and mature trees and is embellished by a GLC coat of arms, built on the site of a convent bombed in World War II.

On the east side up to No 12 are pairs of 1860s semi-detached brick and stucco villas attributed to William Lund: here there is some loss of railings; on the west side, red brick houses are in the Arts and Crafts style with hedged front gardens. A substantial length of pavement is laid in matching red brick to complement the houses.

The area's homogeneous character is being eroded where hedges are removed, mullioned windows are replaced with plate glass, side windows are replaced with large windows breaking eaves lines, inappropriate dormers, and ramped drives that damage gardens.

5.6 Local details :

Roofs are predominantly in natural Welsh slate. Windows glazing configuration types tend to be consistent in groups of houses. Victorian windows are generally in timber, sashed, and many are set in stuccoed surrounds; the Arts and Crafts casements and leaded lights were in garden suburb style, while the 1930s made use of the steel Crittall windows.

Doors are similar to the windows: most are in timber and painted, and the original design is related to groups of houses. Leaded lights with stained glass are often inserted and decorate doors of each era. Garden boundaries are originally typically low walls and railings (although most railings are missing), and hedges. Garden paths are usually paved. Downside Crescent has examples of decorative encaustic tiles.

On the audit of heritage assets, under Buildings that make a positive contribution it shows Lawn Road numbers 70-85 consecutive

DEVELOPMENT MANAGEMENT

Recommendations :

- high quality design.
- discourage the installation of cross-over parking as well as inappropriate replacement of original window, door, stucco, balcony and other characteristic details
- reinstating private front gardens, railings and boundaries wherever possible

Demolition :

- . Conservation Area Consent is required for the demolition of garden walls that are over 1m in height fronting the highway, and 2m elsewhere. The demolition of original boundary walls will be resisted.
- . Reinstatement of front gardens and typical local boundaries (for example hedges or walls) is encouraged where cross-over parking has been implemented in the past.

Basements :

- The Council will resist this type of development where it is considered to harm the character or appearance of the conservation area.
- The creation of new lightwells can harm the relationship between the building and the wider streetscape, as well as resulting in the loss of garden space. - Railings around lightwells can cause a cluttered appearance to the front of the property. The inclusion of rooflights designed within the landscaping of a front garden can result in light spill from these subterranean rooms and harm the garden setting.
- Where there are trees on or adjacent to the site, including any street trees, an arboricultural report will be required with the submission of a planning application.

. Infill and extensions :

- There is a presumption for the retention of gaps between buildings where they fulfil an important townscape role and make a positive contribution to the character and appearance of the conservation area.
- The infilling of gaps is seldom acceptable in principle. However, there may be some instances where development of this type would preserve or enhance the character of appearance of the conservation area. These are as follows:
 - The existing gaps between buildings are of minimal importance, perhaps because of existing large extension to adjoining properties.
 - The infill would improve the appearance of the building as a whole by aligning the height of the existing adjoining extension and following details such as cornices and other appropriate elements.
 - Where infill extensions are acceptable in principle they should: be no more than two storeys in height with the highest part of the extension no higher than the line of the cornice to the front porch. Mansard roofs and entrance doors into the side extension are not considered acceptable.
- be subordinate to the design of the main building and

clearly read as an extension.

-Be set back from the front and rear building lines by a minimum of 1m (a larger setback may be required in some circumstances).

. Rear garden spaces :

- . Development which results in the loss of private open spaces is unlikely to be acceptable owing to the positive contribution of these spaces to the character and appearance of the conservation area. Any development of rear garden spaces should not detract from the general feeling of openness, and should ensure that most of the existing garden space is retained.
- Particular care should be taken when considering development within rear gardens in prominent positions, for example those on corner sites, where the visual impact of a proposal may be greater.

- Procedures to ensure consistent decision making :

The Council requires high quality applications for works in the Conservation Area; therefore, applicants need to:

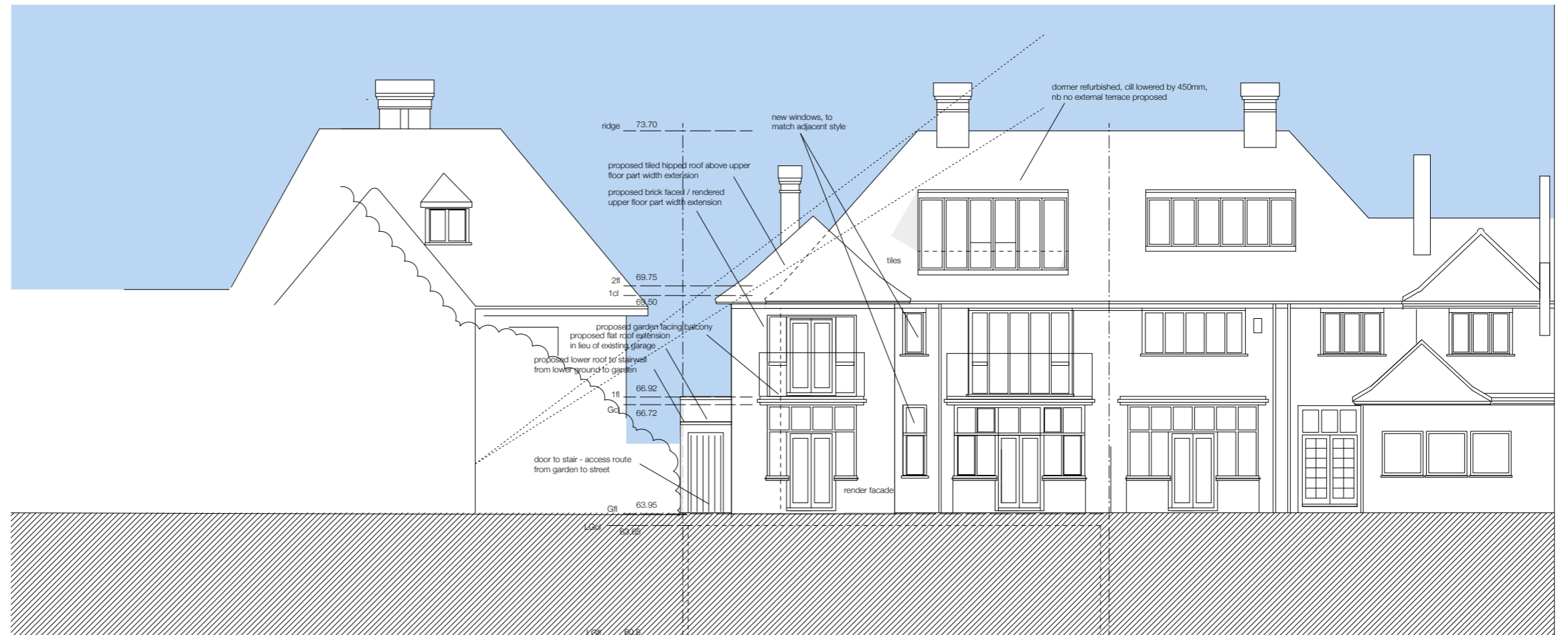
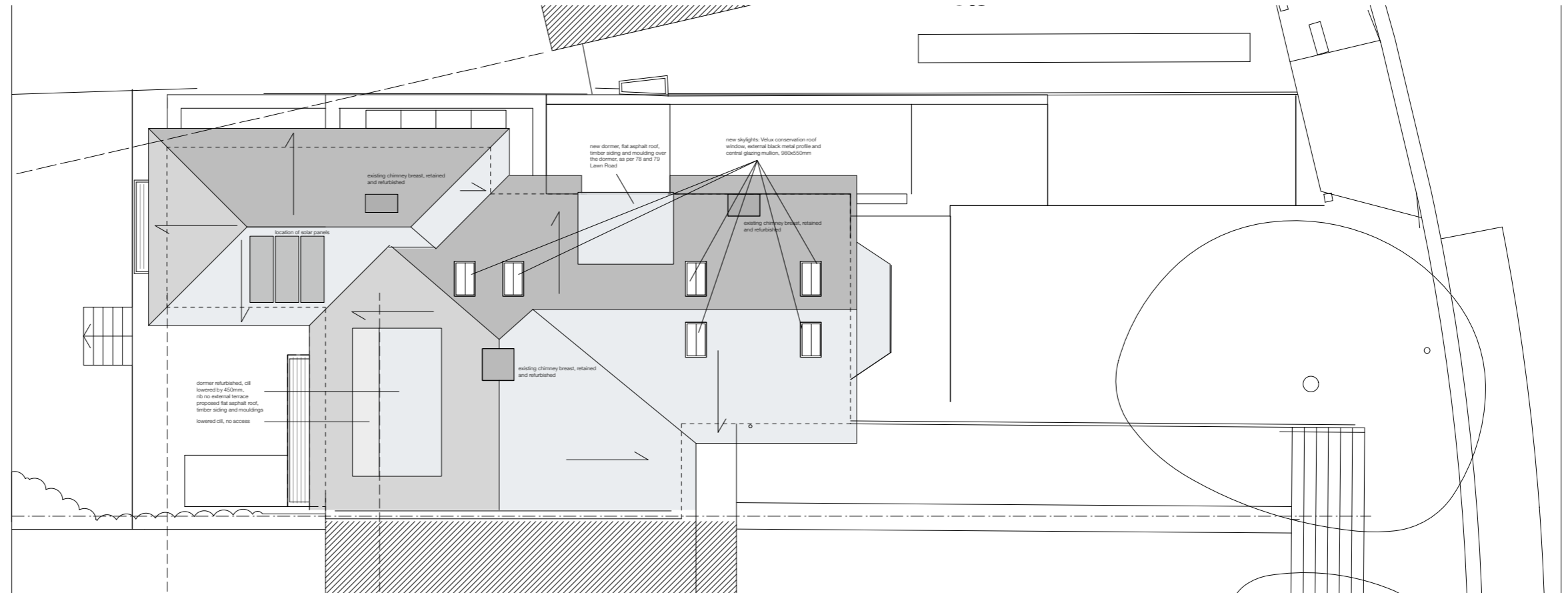
1. ascertain where planning permission or conservation area consent is required for alteration and demolition
2. ascertain what is significant about the space/ feature/ building :

- understand the relevant policies and guidance
- show what effect the proposal will have on the space/ feature/ building – this may require an historic environment impact assessment
- illustrate the effect of the proposals on the local context – this may entail perspectives or visually verifiable montages

5.0 Consultation

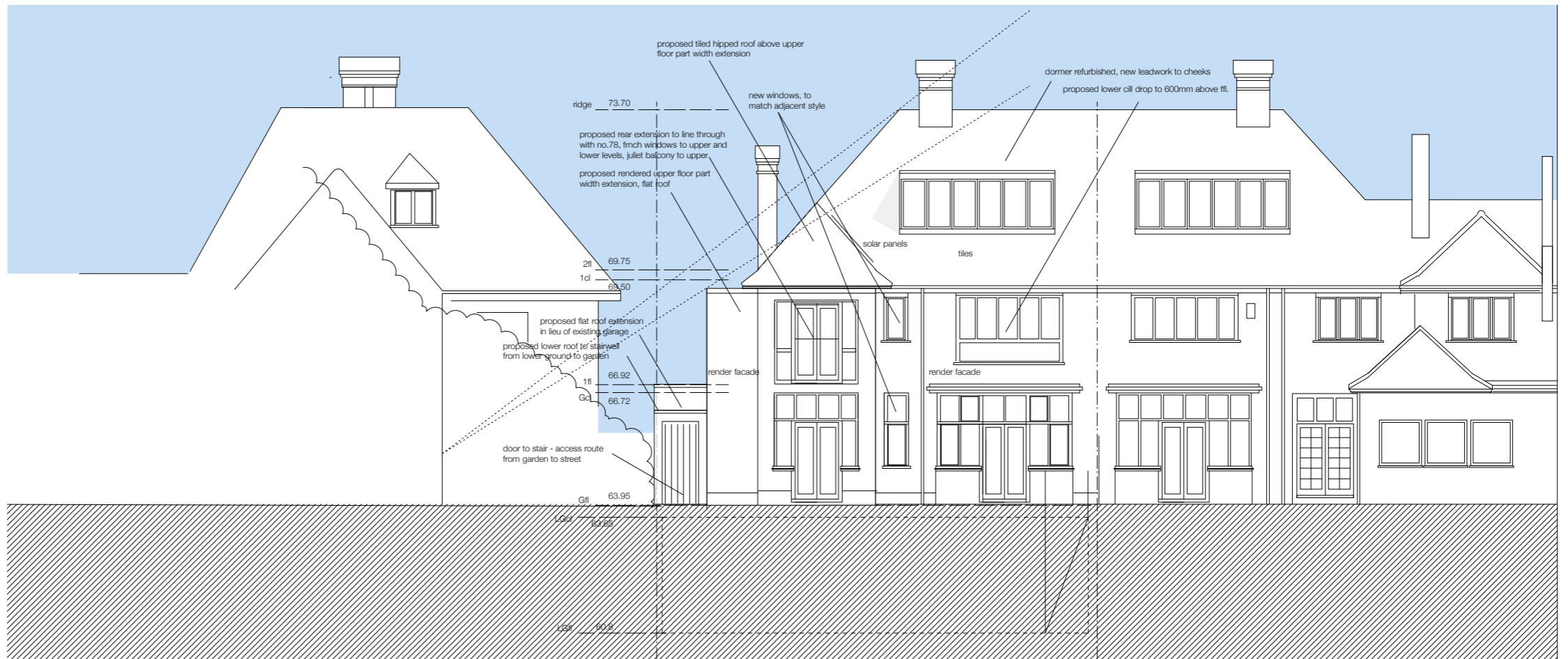
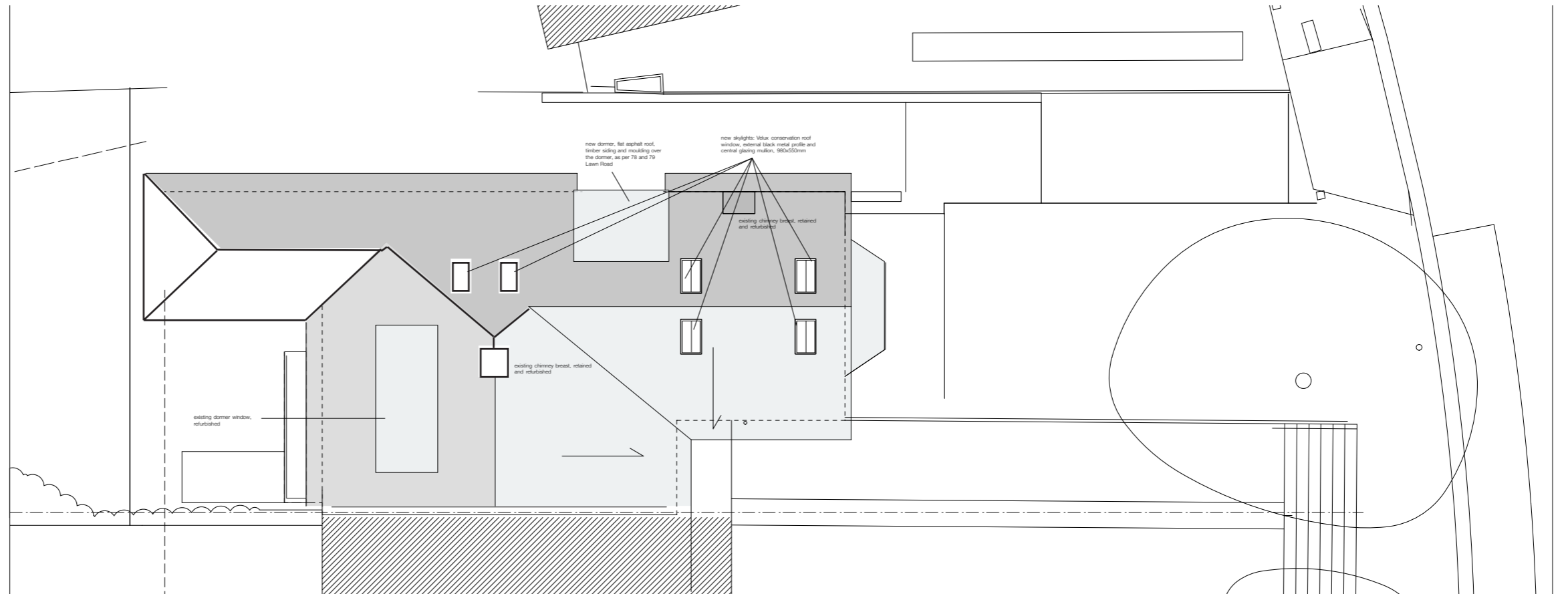
5.1 Pre-Application 1

- In order to comply with building regulations, lightwells need to be secured by either a grille that sits flush with the ground.
- The Council is unlikely to support a proposal to erect fencing or a taller brick wall around the front garden as this would be out of keeping with the surrounding pattern.
- The front-facing window of the side extension should be made smaller, which would be in keeping with the subordinate character of this element.
- There is an awkward junction between the roof of the rear projecting element and the main roof, such that the ridgeline of the two storey extension would be partially visible from the front of the building.
- The first floor projecting balcony on the rear extension would cause overlooking to the neighbouring properties (to be discussed later), which is not acceptable.
- The height of the proposed rear dormer would no longer match the attached neighbouring property's dormer, which would alter the symmetry of the pair of buildings to the detriment of their character and appearance.
- Lowering the cills on the first floor windows would have a similar effect. It may be acceptable to lower the cills of the first floor windows but there needs to be a greater gap between the ground and first floor windows.
- The projecting balcony to serve the Master bedroom would cause overlooking to the neighbouring properties (to be discussed later), which is not acceptable.
- The first floor side-facing window to serve Bedroom 3 is not acceptable because it would provide direct views into the garden of No. 78. If you would like a window on this elevation, I would suggest a high-level window or a rooflight.
- Concerns about the bedroom window opening onto a lightwell which provides a route between the garage and main dwelling



5.2 Pre-Application 1 Response

- Lightwells are secured by either a grille that sits flush with the ground.
- The brick wall around the front garden is kept on the same height in the application scheme.
- The front-facing window of the side extension has been made smaller.
- The rear projecting element extends fully outwards from the rear of the main roof to avoid this awkward junction.
- The first floor projecting balcony on the rear extension has been removed.
- The height of the proposed rear dormer is retained as existing in the application scheme.
- The lowering the cills on the first floor windows has been reduced to create greater gap between the ground and first floor windows.
- The projecting balcony to serve the Master bedroom has been removed.
- The first floor side-facing window to serve Bedroom 3 has been removed
- The lightwell that lower ground bedroom window opens onto which provides a route between the garage and main dwelling has been redesigned to provide privacy



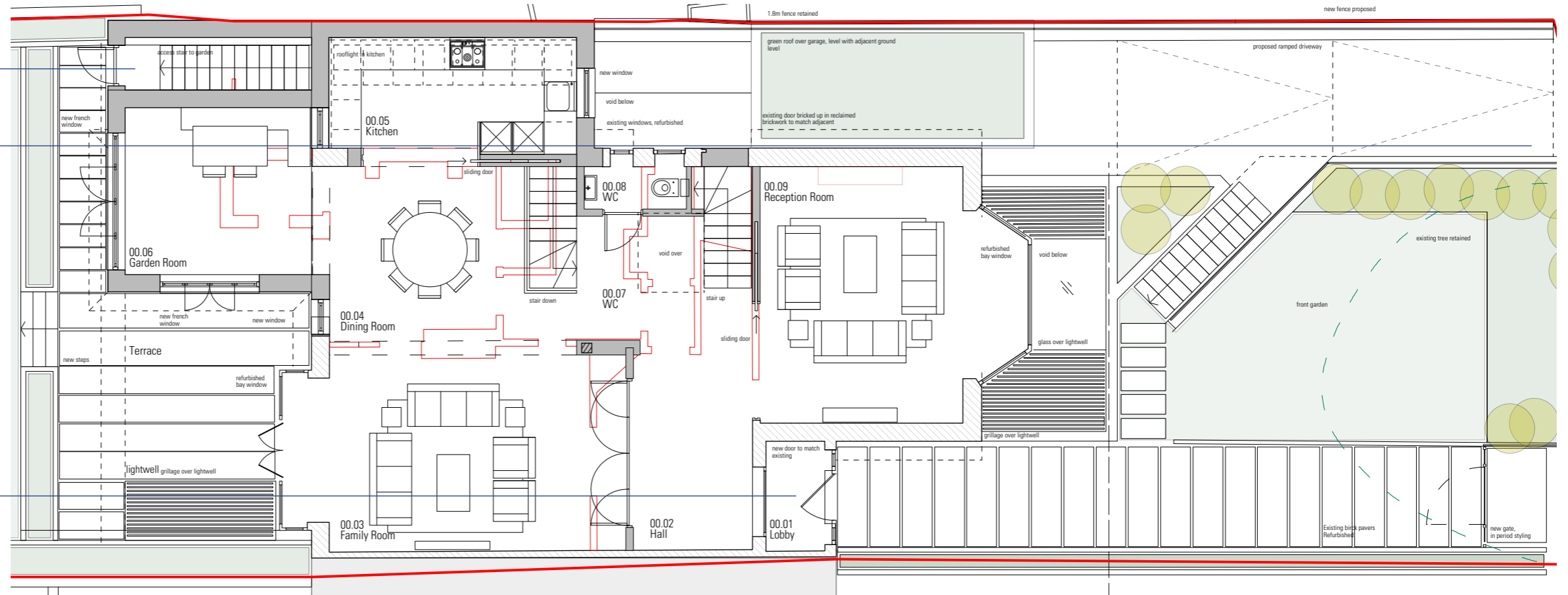
6.0 Proposed Scheme

6.1 Proposed Site Plan

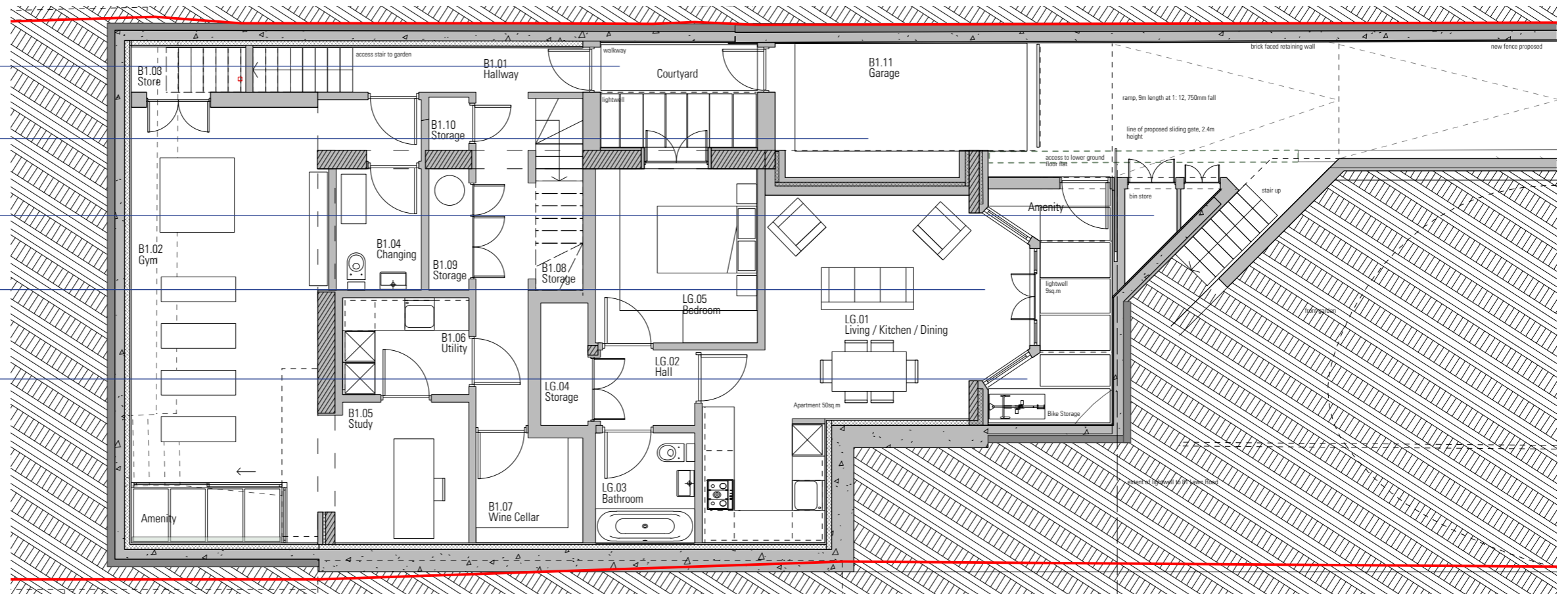


6.2 Site Layout

- Garden access
- House vehicular access
- House pedestrian access



- Garden access
- Garage
- Bin Store
- Flat access
- Bike store



6.3 External elevations

- 1. Render
- 2. Timber Windows
- 3. Existing Brick
- 4. Limestone Paving
- 5. Conservation Rooflight
- 6. Stair Window



6.4 Materiality

The proposed material palette has been carefully selected to match the existing condition and other traditional extension of the area.

- 1. Render
- 2. Timber Windows
- 3. Existing Brick
- 4. Limestone Paving
- 5. Conservation Rooflight
- 6. Stair Window



1



2



3



4



5



6

7.0 Proposed Scheme

7.1 Technical Appraisal

Following the council's guidance there is a number of reports prepared to ensure the proposal's impact is assessed appropriately and any required mitigation measures are in place.

Through the design development of the proposal we have implemented and amended measures required through the preparation of this reports.

The reports prepared are :

- Arboricultural impact assessment.
- Basement Impact assessment.
- Sustainable Drainage Assessment
- Site Investigation Works
- Construction Management Plan

The sketches aside have been prepared by the structural in the case to ensure the planning drawings have the suitable structural and construction knowledge to help an efficient construction process.

