

Delegated Report		Expiry Date:	13/09/2016	Officer:	David Peres Da Costa
Application Address		Application Number	1st Signature	2nd Signature	
18 Lancaster Grove London NW3 4PB		2016/3965/P			
Proposal					
Variation of Condition 2 (approved plans) of planning permission 2014/2811/P dated 17/03/2015 (for erection of 2 storey 6-bedroom single family dwellinghouse with basement), namely to allow alteration to materials and the size and design of windows and French doors, introduction of parapet and omission of hipped end bays, entrance bay with parapet, additional rear dormer and lowering of roof ridge.					
Recommendation:		Refuse planning permission			
Application Type:		Variation of condition			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice	05/08/16	26/08/16	Site notice	29/07/16	19/08/16
	Date sent	21 days elapsed	Notified	Responses	Objections
Adjoining Occupier letters	26/07/16	16/08/16	11	1	1
Consultation responses (including CAACs):	<p>One objection was received from an occupier of Lancaster Grove raising the following concerns:</p> <ul style="list-style-type: none"> Completely changes the visual appearance and style of the house. Strongly against approving these changes. The current house was only approved after careful consideration, and much initial opposition. They should be made to stick to the original scale and style of the building and the changes should not be accepted. Object to the design and height of the building. <p>Belsize CAAC – object</p> <p><i>The building has already been started - the basement was excavated several months ago, possibly last year, and now after quite a long break in activity there, the main steelwork is up and block walls are been laid. This new application is for permission to change the style of the exterior of the building. Formerly, it was conceived as a grandiose version of mock Arts and Crafts, with stone dressings around the windows etc., and now the new idea is for more of a thirties look, a bit plainer - and perhaps chosen because it could be less expensive to construct.</i></p> <p><i>The building is actually on the same footprint which must have been granted permission anyway, so it is still too large in relation both to the site, and to its tile-hung, smaller cottage-style neighbours on the same side of the street.</i></p> <p><i>The new treatment of the facades is dull, to put it kindly, and not in sympathy with the facing late Victorian houses either. This building is not a worthy addition to the CA.</i></p>				

Following revisions the adjoining occupiers were re-consulted 21/10/16. No further comments have been received.

Site Description

The site is located on the south side of the Lancaster Grove. The site originally contained two 2-storey buildings in use as two single-family dwellinghouses. These have now been demolished following the approval of conservation area consent 18/10/2013 (ref 2013/5397/C). The property is unlisted, but is located within the Belsize Park Conservation Area. It is identified as making a positive contribution to the Conservation Area in the Conservation Area Statement.

The north and south sides of Lancaster Grove are characterised by different features. The south side of Lancaster Grove is characterised by 2-storey detached Arts and Crafts houses with gables, dormers, asymmetrical facades and footprints, red bricks and tiles. The north side of Lancaster Grove is much more uniform and characterised by robust 2-3 storey mid-Victorian terraces and semis with gables, bay windows, dormers, fine decorative features, red bricks, stucco dressings and asymmetrical facades. The houses have front gardens with boundary walls defining the edge of the properties along the street.

Relevant History

2007/0923/P: The erection of a new two-storey plus attic level and basement dwellinghouse, following the demolition of 2 existing dwellinghouses - Refused 15/05/2007 Appeal allowed 28/05/2008.

2007/0925/C: Demolition of 2 existing dwellinghouses - Refused 15/05/2007 Appeal allowed 28/05/2008.

2008/4586/P: Details of hard and soft landscape work (Condition 3) and tree layout and protection plan (Condition 5) - Granted 09/06/2009.

2008/3565/P: Excavation of an enlarged basement, including front and rear lightwells, as a revision to planning permission granted on 28/05/2008 at appeal (ref: 2007/0923/P) - Granted 12/11/2009.

2010/3134/P: Renewal of planning permission granted 28/05/2008 (2007/0923/P) for the erection of a new two-storey plus attic level and basement dwellinghouse, following the demolition of 2 existing dwellinghouses - Granted 10/08/2010.

2010/3135/C: Renewal of conservation area consent granted on 10/08/2010 (ref: 2007/0925/C) for demolition of 2 existing dwellinghouses - Granted 10/08/2010.

2012/3963/P: Formation of an opening at first floor level to connect No 18 and No 20 Lancaster Grove and form a single residential unit (Class C3) - Granted 07/09/2012.

2013/0969/P: Details of hard and soft landscape works in relation to condition 3 and tree protection in relation to condition 5 of planning permission granted on 10/08/2010 (ref:2010/3134/P) - Granted 18/04/2013.

2013/0955/P: Excavation of enlarged basement, including front and rear lightwells, as a revision to planning permission granted on 10/08/2010 (ref: 2010/3134/P) for erection of a new 2-storey plus attic level and basement dwellinghouse (following demolition of 2 existing dwellinghouses) as a renewal of planning permission (2007/0923/P) - Granted Subject to a Section 106 Legal Agreement 03/10/2013.

2013/5072/P: Confirmation that works undertaken at 18-20 Lancaster Grove constitute commencement of development of planning permission 2010/3134/P - Lawful development certificate

granted 04/10/2013.

2013/5397/C: Demolition of two single family dwellinghouses (Class C3) - Granted 18/10/2013.

2014/2811/P: Erection of 2 storey 6-bed single family dwellinghouse with basement - Granted Subject to a Section 106 Legal Agreement 17/03/2015.

Relevant policies

NPPF 2012

London Plan 2016

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

Camden Planning Guidance

Belsize Park Conservation Area Statement (BPCAS)

Assessment

Proposal: Permission is sought for a minor material amendment to the approved 2 storey dwelling with basement. The proposed building would retain the same footprint as the approved house but permission is sought for changes to the architectural composition replacing the vernacular neo Georgian architecture with a building with modern detailing whilst retaining a 'neo-classical' form. The following changes are sought:

- The building would be finished in Portland stone with red terracotta tiling in the recessed areas of the elevation
- Lowering the approved ridge by c.800mm
- Introduction of parapet and omission of hipped end bays
- Reduction in the number of windows and French doors
- Change to the size and design of windows
- Replacement of 2 storey entrance bay with pediment with lower entrance bay with parapet
- Additional rear dormer

Revision: The scheme was significantly revised following officer's concerns that the design did not respond to the established character of the conservation area. While the revised design does not resolve officer's concerns, the applicant has asked for the application to be determined on the basis of the revised drawings.

Background

The former buildings on the site were identified in the BPCAS as making a positive contribution to the character and appearance of the conservation area. Planning permission (2007/0923/P) was granted in May 2008 on appeal for their replacement with a dwelling of a traditional Arts & Crafts style design. This permission was renewed in August 2010 and commenced in October 2013.

In 2014 amendments to the proposed design were approved, however the proposed design retained a traditional character, albeit a more classical design influenced by vernacular neo-Georgian architectural style with reference to the traditional characteristics of the surrounding local buildings such as porches, gable shapes and glazed bar windows and slate tiled pitched roofs. The materials approved were red brick, stone and reclaimed slate. The design and materials of this development was considered to harmonise with the materials commonly used in the local area and reflect local architectural features found within the conservation area.

Assessment:

Design:

The character of the street has been recently considered in detail as part of the planning appeal following the refusal of planning permission on the adjacent site at No.22 (2014/2037/P appeal ref: APP/X5210/W/15/3004790). The assessment below is supported by the conclusions drawn by the Planning Inspector.

Character of Lancaster Grove

The northern side of Lancaster Grove is uniform in character, containing rows of tall, red brick Victorian villas, set back from the road behind shallow front gardens and low front boundary walls. Many of these contain fine moulded detailing and stone dressings and have imposing gabled front

elevations.

The development along the southern side of Lancaster Grove is of a different character. The dwellings vary in age, have wider frontages and are set back further back from the street frontage. The properties in the section of road between Strathray Gardens and Eton Avenue (of which the subject site forms a part) are two- three storeys in height and almost all include projecting front gables. The predominant building materials are red brick, terracotta and clay tiles and the materials, design and detailing of most of the dwellings display some characteristics of 'Arts and Crafts' style, of which there are other examples in sub-area three of the Belsize Conservation Area, particularly in Eton Avenue. The southern side of Lancaster Grove also contains a consistent and distinctive high red brick front boundary wall with stone plinths and copings and stone string courses in the gate piers to the front of most properties, including the application site. In relation to the appeal at No.22 (2014/2037/P/APP/X5210/W/15/3004790), the Planning Inspector concluded that the materials and details of most houses on the southern side of the road '*lend them an "Arts and Crafts" air*'.

Assessment of current proposals

The overall height, scale and massing of the proposed development is broadly comparable to that which was previously granted planning permission under 2007/0923/P & 2010/3134/P, and is supported. The current proposals seek to amend the external appearance of the approved scheme, to '*something more contemporary*' (D&A Statement).

The applicant has undertaken an assessment of the site and an elevational study of surrounding properties on Lancaster Grove. They have also considered a contemporary interpretation of a Victorian villa at No.12A, and referenced the Belsize Fire Station, recognising that this is a significant building within the streetscape, with part of the front elevations facing Portland Stone. The applicant has considered a colour palette as a response to their assessment, and outlined some of the thought process behind a revised approach to the design of the building, following the ratios of the Golden Section and '*adhering to classical principles*'.

The BPCAS states that '*(BE19) New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and, where appropriate, architectural characteristics, detailing, profile and materials of adjoining buildings... (BE20) The Belsize Conservation Area has a variety of building types, ages and styles. Modern development has not always taken account of the area's history and its context. Development which is overtly modern will not be resisted provided it respects the layout, height and scale of existing development within the Conservation Area*'.

It is acknowledged that BE20 of the BCAS states that overtly modern development will not be resisted, however in the instance of the application site it is considered to be important for new development to respect the established character as required by BE19. The context of the application site is set out in detail above.

Despite the assessment undertaken by the applicant, outlined in the accompanying D&A Statement, it is not apparent how the amended design references and interprets the surrounding character of this sub-section of conservation area, beyond some reference to patterning in the areas of brickwork proposed and the use of red terracotta in some of the window detailing. The revised window sizes and proportions of solid wall mass to glazing, the strong horizontal parapet treatment, general lack of detailing, as well as the use of Portland stone cladding, are not considered to be sympathetic to the

surrounding context. It is understood that the design has been developed as a contemporary design informed by neo-classical architectural principles, however the result is not considered to reference or complement the character of surrounding properties and it is considered that the proposal would appear alien within the streetscene. The use of Portland stone at the nearby Arts & Crafts Belsize Fire Station is considered to be a tenuous precedent for the extent of use of this material proposed at application site.

The proposed amendments to the design of the approved scheme would not preserve or enhance the character and appearance of the Belsize Conservation Area by reason of the proposed design, detailing and materials.

Policy CS14 aims to ensure the highest design standards from developments. Policy DP24 also states that the Council will require all developments, including alterations and extensions to be of the highest standard of design and respect character, setting, form and scale of the neighbouring properties and character and proportions of the existing building. Furthermore policy DP25 seeks to preserve and enhance the character and appearance of Conservation Areas.

The proposed amendments to the approved design are not considered to meet the requirements of Policies CS14, DP24 and DP25. The harm caused to the conservation area is considered to be less than substantial under para 134 of the NPPF, however there are no identified public benefits that would outweigh the harm caused, and it is therefore recommended that this application be refused.

Amenity

As the overall height, scale and massing of the proposed development remains largely unchanged, the proposed amendments to the design of the approved dwelling would have minimal impact on neighbouring amenity in terms of daylight / sunlight, overlooking or loss of privacy.

Recommendation: Refuse planning permission.