

2 LAMBOLLE ROAD, NW3

PLANNING STATEMENT

TO ACCOMPANY THE APPLICATION FOR PLANNING APPROVAL WITHIN A CONSERVATION AREA, FOR THE PROPOSED LOFT CONVERSION AND FORMATION OF A REAR-FACING ROOF TERACE TO ENLARGE THE EXISTING SECOND FLOOR FLAT



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1.0 INTRODUCTION

1.1 We are architects acting for Julian and Antonia Gould, who are the owners and occupiers of the second floor flat at 2 Lambolle Road Road, NW3. The property, located on the north side of Lambolle Road and within the Belsize Conservation Area (Belsize Park Sub Area), is not listed and neither are any of the other dwellings of Lambolle Road within its immediate vicinity, although Camden Council have marked the property (along with all the others along that side of Lambolle Road and Belsize Square) as a 'building that makes a positive contribution'¹.

1.2 The application is accompanied by the following drawings and photo-sheets:

- 757_OS_01 – Site Location Plan
- 757_EX_100 – Existing Second Floor Plan
- 757_EX_110 – Existing Loft Plan
- 757_EX_120 – Existing Roof Plan
- 757_EX_200 – Existing Front Elevation
- 757_EX_210 – Existing Rear Elevation
- 757_EX_220 – Existing East Elevation
- 757_EX_230 – Existing West Elevation
- 757_EX_300 – Existing Section AA
- 757_EX_310 – Existing Section BB
- 757_PL_100 – Proposed Second Floor Plan
- 757_PL_110 – Proposed Loft Plan
- 757_PL_120 – Proposed Roof Plan
- 757_PL_200 – Proposed Front Elevation
- 757_PL_210 – Proposed Rear Elevation
- 757_PL_220 – Proposed East Elevation
- 757_PL_230 – Proposed West Elevation
- 757_PL_300 – Proposed Section AA
- 757_PL_310 – Proposed Section BB
- 757_PL_350 – Street Section
- 757_PH01 - PH04 – Photo-sheets

2.0 SITE & SURROUNDING AREA

2.1 N°2 Lambolle Road is a large Victorian property on the north side of Lambolle Road and opposite the junction with Lancaster Drive. It was constructed simultaneously with n°4 Lambolle Road as a pair of single-family dwellings, possibly around 1870 - which was the year that the adjacent Belsize Square was completed: unlike its 'sister' building n°4 (whose roof space has also in recent years been converted for habitable use) it has for some years been subdivided into flats. The building is

¹ Belsize Conservation Area Statement (April 2003)

also very similar in its depth and height to other buildings in the vicinity, many of which have also been modified at roof level to accommodate dormer windows and roof terraces. A number of these terraces are shown on the accompanying photo-sheet 757.PH04: out of a run of eight consecutive properties in Belsize Park Gardens that are visible immediately opposite from the rear windows of 2 Lambolle Road seven of these have had their crown roofs modified to create roof terraces.

- 2.2 The applicant's flat currently forms the top (second) floor of the building, which also has a lower and upper ground maisonette (with the garden) and a first floor flat.
- 2.3 The front façade consists of red stock brick with decorative stucco ornamentation and a two-storey high bay. White painted sash windows can be seen above pavement level as well as at the lower ground floor, this being a prominent feature to a number of properties in the area, specifically on Lancaster Drive and Lancaster Grove.
- 2.4 The rear façade consists of the main building made up of buff London stock brick, and a two-storey high timber bay. The brick façade has been painted white below upper ground floor level, which is consistent with the adjacent property at 4 Lambolle Road.

3.0 THE PROPOSAL

- 3.1 The work currently proposed consists of the conversion of the loft space and some ancillary internal alterations to the existing at second floor level to accommodate the connecting staircase; the additional floor space will be used to provide a master bedroom, with en-suite bathroom, and a small recessed roof terrace.
- 3.2 Following careful deliberation by the applicants and the architects, the aim of the development is to increase the living areas within the flat through the creation of a master bedroom located in the converted habitable roof space. An alternating-tread staircase rising from the hallway of the existing flat would provide access to the converted loft and this arrangement has received informal approval from the applicants' proposed Approved Inspector for Building Regulations compliance. The proposal also includes Velux rooflights, which are to be installed flush with the pitched roof slopes - in accordance with requirements for properties within a conservation area. These would be complemented by openable rooflights set within the flat surface of the crown roof: as shown in the Street Section 757.PL350, none of these would be visible from the public domain.
- 3.3 The Belsize area currently has numerous examples of similar roof lights and inset terraces and the alterations at roof level are similar in scale and design to many of these. Within the design of n°2 Lambolle Road, all the proposed Velux Rooflights, as well as the inset terrace, have been proportioned to be sympathetic to the original design of the building and should therefore be appropriate for both the character and the appearance of the Belsize Conservation Area.
- 3.4 The scheme proposes the provision of new amenity space at the upper level by way of a small semi-enclosed terrace, set within the rear sloping roof of the proposed conversion and whose compliance with LB Camden design policy is itemised in Para.5.2 below.

4.0 PLANNING HISTORY

- 4.1 A number of proposals of a comparable scale for loft conversions and/or rooflight additions in the Belsize Conservation Area have been granted planning permission by the Council in recent years and the most relevant ones of these would appear to be:

18 Belsize Square

Application N^o: 2010/0392/P Householder (date: 29/03/2010)
Insertion of 1 roof light to the front roof slope, 3 roof lights to the side roof slope and an inset roof terrace within the rear roof slope in connection with the loft conversion to the top floor flat.
(Decision: Permission granted)

32A Lambolle Road

Application N^o: 2013/6852/P Householder (date: 12/12/2013)
Installation of skylight to front roof slope (Class C3)
(Decision: Permission granted)

31D Lancaster Grove

Application N^o: PWX0002906 Householder (date: 28/11/2000)
Alterations to the approved rear dormer window and the associated incorporation of a terrace within the roof slope.
(Decision: Permission granted)

29 Lancaster Grove

Application N^o: 8400757 Householder (date: 01/08/1984)
Change of use involving works of conversion and the formation of a room in the roof space with front dormer and rear dormer and terrace to provide a self-contained flat and a self-contained maisonette on the 1st, 2nd and 3rd floors.
(Decision: Permission granted)

17 Lambolle Road

Application N^o: 2015/4514/P Householder (date: 02/09/2015)
Conversion of the roof space into habitable accommodation, including installation of 2 side dormer windows, and installation of 4 roof lights.
(Decision: Permission granted)

- 4.2 The following applications are on record at the London Borough of Camden in respect of 2 Lambolle Road:

Application N^o: 2014/7199/P Full Planning Permission (date: 21/11/2014)
Erection of a single storey garden house at rear of garden.
(Decision: Permission granted)

Application N^o: 2011/3346/P Full Planning Permission (date: 12/07/2011)
Erection of a single storey rear extension at lower ground level and creation of terrace with associated railings and installation of doors above lower ground extension in connection with residential flat (Class C3)
(Decision: Permission granted)

Application N^o: 2011/3343/P Full Planning Permission (date: 12/07/2011)
Erection of a single storey garden house in rear garden of dwelling (Class C3)
(No decision: Application withdrawn)

Application N^o: PW9802132 Full Planning Permission (date: 20/02/1998)
Creation of forecourt hardstanding for car parking and new vehicular access to it.
(Decision: Refuse planning permission)

Conversion of the roof space to form a self-contained one-bedroom flat together with the erection of dormers at front sides and rear

(Decision: Refuse full or outline permission) – Planners Comment: “The proposed roof extension would have an adverse effect on the appearance of the building and the visual amenity of the area”

5.0 POLICY CONSIDERATIONS

5.1 Although the development is comparatively minor in relation to the scale of the property as a whole, it nevertheless needs to be evaluated in respect of *LB Camden’s Planning Guidance CPG1* and *Core Strategy*, which have been considered by the architects when designing this scheme.

5.2 CPG 1 – Design: Chapter 5 Roofs, terraces and balconies

The aspects of architectural design set out in this chapter were taken into consideration in the development of the proposed semi-enclosed roof terrace and relates to Development Policies DP24 *Securing High Quality Design* and DP25 *Conserving Camden’s Heritage*.

The proposed roof inset terrace is set back and accommodated within the pitched roof of the proposed extension in order to minimize any impact on the existing elevation and as an acceptable method of prevent overlooking as set out in 5.24 of LB Camden’s CPG1.

As illustrated in *Figure 7: Roof terraces* which accompanies Clause 5.26 of CPG.1, and as incorporated within the proposed scheme, the roof terrace is set back from the eaves of the proposed roof extension by the stipulated 1.4 metres, with the roof slope forming the 1100mm high guarding that is required for Building Regulations compliance. The proposed configuration also retains the required 500mm of roof height above the glazed access doors to the proposed terrace.

5.3 CPG 6 – Amenity

The Council requires new buildings, extensions, modifications and small-scale alterations and additions to achieve a high standard of amenity in a manner that does not change the overall impact upon adjoining properties. The proposed development protects the privacy of adjoining residents and respects the relationship between development on the application site and its neighbours. The proposed elements do not affect in any way the adjacent buildings and their external spaces. The proposed roof terrace, as stated previously, would provide currently lacking outdoor amenity space to this flat while maintaining privacy - both for its occupants and their immediate and more distant neighbours.

6.0 ACCESS AND PARKING

6.1 Current pedestrian access to the property would not be affected in any way by the proposed development. There is currently no off-street parking, and this would remain unaltered if the proposals are approved.

7.0 TREES

7.1 No trees would be affected by the proposed development.

8.0 CONCLUSION

- 8.1 This application, seeking consent to convert the existing roof space above the top floor flat at 2 Lambolle Road would create a generous new room with ample daylight – and sunlight at all times of the day when the weather is fine. It would also provide a small, rear-facing inset roof terrace conforming fully with the Council's design guidance.
- 8.2 The proposal respects the existing streetscape of the Belsize Conservation Area and the visual amenity of the surrounding area and, by avoiding the introduction of dormer windows, maintains the original shape of the roof. It is considered that the proposals would in no way adversely affect the local vicinity and comply fully with LB Camden Planning Policy.
- 8.3 In the light of all these factors we, and our clients, hope that these proposals will be given favourable consideration by LB Camden and that the application will be deemed by the Council to be acceptable for the granting of planning approval.