



LOCKSLEY

ARCHITECTS

**21 LAWFORD ROAD
LONDON
NW5 2LH**

GROUND OF APPEAL

1 Contents Page

1	Contents	2
2	Introduction	3
3	Camden Plan Policy Review	4
4	Precedents	7
5	Response	6
6	Checklist	9

2 Introduction

We are requesting that Camden Council accepts this document as part of our written procedure to appeal against the decision on the planning application PP/ 2017/1215/P. The proposed development has been refused by the Local Planning Authority (LPA) for the following reason(s):

The proposed extension, by virtue of its scale, massing, form, siting and lack of subservience, would appear as an incongruous addition to the host building that would fail to integrate with the historic pattern of development while neither preserving nor enhancing the Bartholomew Estate Conservation Area. As a result, the proposal would be contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development

We strongly disagree with the LPA's decision and would like to submit the following analysis of the LPA's decision.

3 Camden Local Plan Policy Review

Policy CS5 - Managing the impact of growth and development

The Council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy and other Local Development Framework documents, with particular consideration given to:

- a) providing uses that meet the needs of Camden's population and contribute to the borough's London-wide role;
- b) providing the infrastructure and facilities needed to support Camden's population and those who work in and visit the borough;
- c) providing sustainable buildings and spaces of the highest quality; and
- d) protecting and enhancing our environment and heritage and the amenity and quality of life of local communities. The Council will protect the amenity of Camden's residents and those working in and visiting the borough by:
- e) making sure that the impact of developments on their occupiers and neighbours is fully considered;
- f) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities; and
- g) requiring mitigation measures where necessary.

Policy CS14 - Promoting high quality places and conserving our heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character; Camden Core Strategy 2010 90
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;

e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

Policy DP24 - Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

Policy Policy DP25 – Conserving Camden's heritage Conservation Areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage. Listed buildings To preserve or enhance the borough's listed buildings, the Council will:
 - e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;

f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
g) not permit development that it considers would cause harm to the setting of a listed building. Archaeology The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate. Other heritage assets The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

Policy DP1 - Mixed use development

The Council will require a mix of uses in development where appropriate in all parts of the borough, including a contribution towards the supply of housing. In the Central London Area (except Hatton Garden) and the town centres of Camden Town, Finchley Road/ Swiss Cottage and Kilburn High Road, where more than 200 sq m (gross) additional floorspace is provided, we will require up to 50% of all additional floorspace to be housing.

As an exception to this approach, in the designated Hatton Garden area, where more than 200 sq m (gross) additional floorspace is provided, we will require up to 50% of all additional floorspace in the form of secondary uses, including a contribution to housing and a contribution to affordable premises suitable for the jewellery industry.

The Council will require any secondary uses to be provided on site, particularly where 1,000sqm (gross) of additional floorspace or more is proposed. Where inclusion of a secondary use is appropriate for the area and cannot practically be achieved on the site, the Council may accept a contribution to the mix of uses elsewhere in the area, or exceptionally a payment-in-lieu.

In considering whether a mix of uses should be sought, whether it can practically be achieved on the site, the most appropriate mix of uses, and the scale and nature of any contribution to the supply of housing and other secondary uses, the Council will take into account:

- a) the character of the development, the site and the area;
- b) site size, the extent of the additional floorspace, and constraints on including a mix of uses;
- c) the need for an active street frontage and natural surveillance;
- d) the economics and financial viability of the development including any particular costs associated with it;
- e) whether the sole or primary use proposed is housing;
- g) whether secondary uses would be incompatible with the character of the primary use;
- f) whether an extension to the gross floorspace is needed for an existing user;
- h) whether the development is publicly funded;
- i) any other planning objectives considered to be a priority for the site.

Policy DP2: Making full use of Camden's capacity for housing

The Council will seek to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing, by:

- a) expecting the maximum appropriate contribution to supply of housing on sites that are underused or vacant, taking into account any other uses that are needed on the site;
- b) resisting alternative development of sites considered particularly suitable for housing; and
- c) resisting alternative development of sites or parts of sites considered particularly suitable for affordable housing, homes for older people or homes for vulnerable people.

The Council will seek to minimise the loss of housing in the borough by:

- d) protecting residential uses from development that would involve a net loss of residential floorspace, including any residential floorspace provided:
 - within hostels or other housing with shared facilities; or
 - as ancillary element of another use, wherever the development involves changing the main use or separating the housing floorspace from the main use.
- e) protecting permanent housing from conversion to short-stay accommodation intended for occupation for periods of less than 90 days;
- f) resisting developments that would involve the net loss of two or more homes, unless they:
 - create large homes in a part of the borough with a relatively low proportion of large dwellings,
 - enable sub-standard units to be enlarged to meet residential space standards, or
 - enable existing affordable homes to be adapted to provide the affordable dwelling sizes that are most needed.

As an exception to the general protection of residential floorspace, where no alternative site is available, the Council will favourably consider development that necessitates a limited loss of residential floorspace in order to provide small-scale healthcare practices meeting local needs.

4 Response

The proposal comprises a small infill of an existing balcony at second storey level to match neighbouring properties. The design would be appropriate to the age and character of the parent building. The extension would be unobtrusive and would not adversely affect the character of the existing building because of its shallow depth. The local palette of materials consists predominantly of London stock brick and the proposed extension would be constructed of materials in keeping with this local palette of materials.

In the wider context, the property sits within a long terrace on the northern side of Lawford Road, with several examples of similar rear extensions. This has created an organic pattern of developments along the rear frontage, with groups of rear extensions clustered together. The council has clearly established a precedent of second storey alterations along much of Lawford Road. Many of these examples are of poor quality in terms of design and construction. The proposed design is of high quality and the materials proposed are to match the existing.

Considering the minor scale of the proposed development and the limited effects to an already heavily developed rear elevation, the refusal of this application appears to be incongruous with the approval of other developments in the local area.

The proposed infill is of a small scale and massing while the historic pattern of developments at the rear elevation are greater in scale, massing and form. Therefore we suggest the refusal statement does not reflect the detail of the proposal.

5 Precedents

The applications below incorporate minor extensions at second floor level similar to the proposed application in terms of massing and scale. All have been granted consent.

1. Application 2016/0662/P

Application **GRANTED** for minor external alterations including new window opening on side elevation at upper second floor level, installation of two rooflights to the rear and replacement of ground floor rear window

2. Application 2015/0943/P

Application **GRANTED** for erection of a second floor rear extension.

3. Application 2011/4498/P

Application **GRANTED** for erection of part single, part two storey rear extension with associated rear roof terrace at first floor level (following demolition of existing part single, part two storey rear extension), single storey lean-to extension on the side (east) elevation and associated alterations to single dwelling house (Class C3).

As the photograph below shows there are many neighboring examples of alterations to the rear façade within the same terrace.



Rear of 21 Lawford Road – showing differing rear extension

6 Checklist

The following information has been included with this appeal document:

- The right appeal certificate to say who owns the land;
- A copy of your application to the LPA;
- A copy of the certificate concerning the ownership of the land that you sent with the original planning application;
- A list of, and copies of, all relevant documents, drawings and plans which were part of the original planning application, including an environmental statement, if you sent one with your application, or if the LPA asked for one;
- A copy of any decision by the LPA that the application has to be dealt with under the Environmental Impact Assessment Regulations 1999 (a screening opinion);
- Copies of all relevant letters (including any letters or drawings sent to the LPA changing the application);
- a copy of the LPA's decision (if there is one);
- a plan showing the site in relation to two well-established named roads; and
- a copy of the original application for outline planning permission, the plan and the outline permission itself.