

Delegated Report (Refusal)		Analysis sheet		Expiry Date:		26/04/2017	
		N/A / attached		Consultation Expiry Date:		07/04/2017	
Officer				Application Number(s)			
Emily Whittredge				2017/1215/P			
Application Address				Drawing Numbers			
21 Lawford Road London NW5 2LH				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of first floor rear extension							
Recommendation(s):		Refuse planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice – displayed 17/03/2017 to 07/04/2017 Press notice – 16/03/2017 to 06/04/2017 No comments were received in response to the site notice or press notice.					
CAAC comments:		Bartholemew Estate & Kentish Town CAAC was consulted on 10/03/2017 and did not comment on the proposals.					

Site Description

The application property is an end of terrace dwelling located on the northern side of Lawford Road near the intersection with Patshull Place. The building lies within Sub Area Two of the Bartholemew Estate Conservation Area and within the Kentish Town Neighbourhood Plan area. The houses in the area are largely semi-detached three storey buildings with basement level and hipped roofs. The buildings in this area are described as 'a uniform stylistic group' and No.21 is included as having a positive impact on the conservation area. The building forms a terrace with nos. 23 and 25.

Relevant History

Related planning history:

37 Lawford Road

2015/0943/P - Erection of a second floor rear extension.- **Granted** 01/05/2015

The application proposed an extension over the original rear projection, to raise it by 1 storey. The proposal was considered to be acceptable as it reflected the existing pattern of development and maintained a significant visual gap between the extension and the main eaves.

Nos. 13, 15, 19, 33, 39 and No. 41 Lawford Road also have second floor rear extensions over their original rear projections.

Relevant policies

Camden Core Strategy 2010-2015:

CS1 (Distribution of growth)

CS3 (Other highly accessible areas)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Camden Development Policies (Adopted 2010):

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance:

CPG1 (Design) 2015

CPG6 (Amenity) 2011

London Plan 2016

National Planning Policy Framework 2012

The Kentish Town Neighbourhood Plan

Policy D3

Bartholemew Estate Conservation Area Statement 2000

Camden Local Plan Submission Draft 2016

The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications will continue to be made in accordance with the existing development plan until formal

adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report. The Local Plan will be adopted at the end of June 2017, superseding the policies in the Core Strategy and Development Policies. The relevant emerging policies are: **A1, D1 and D2.**

Assessment

1.0 Proposal

- 1.1. The application seeks to erect an infill extension at first floor level, adjacent to the existing three storey rear projection. It is noted that the building has 4 storeys above ground (with a lower ground floor and ground floor level) with the proposed extension located above the lower 2 floors. The extension would measure 2.5m wide and would have a flat roof measuring 600mm higher than the pitched roof of the adjacent rear projection. The infill would be constructed over the flat roof of an earlier infill extension, which forms a roof terrace with balustrade that serves the first floor level reception room.
- 1.2. The extension would be constructed in brick to match the existing building, and would have a single sash window with arched brick header.

2.0 Considerations

- 2.1. The primary considerations in the determination of this application are:
 - The impact of the development on the character and appearance of the conservation area, the host building and the adjoining terrace;
 - The impact of the development on the amenity of adjoining occupiers.

3.0 Design and Impact on the Conservation Area

- 3.1. Policy CS14 states that the Council will require development of the highest standard of design that respects local context and character. Policy DP24 underlines the principles of the Core Strategy and requires all developments to be of the highest standard of design, and to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportions of the existing building.
- 3.2. The Development Plan guidance text further specifies that development should not undermine any existing uniformity of a street or ignore patterns or groupings of buildings. Extensions should therefore be subordinate to the original building in terms of scale and situation unless, exceptionally, it is demonstrated that this is not appropriate given the specific circumstances of the building. Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations and extensions.
- 3.3. Policy DP25 states that the Council will take account of conservation area statements, appraisals and management plans, and only permit development within conservation areas that preserves and enhances the character and appearance of the area. The emerging Local Plan policies A1, D1 and D2 currently have significant weight in the determination of planning applications. These policies are in line with existing development plan policies relating to amenity and design.
- 3.4. Historic OS maps show that the terrace forms a symmetrical development with nos. 27-31 (a terrace on the opposite corner of Patshull Road), which were originally constructed with uniform rear projections. It is recognised that many of the adjacent properties have undergone various alterations and no longer possess a uniform appearance. However, none have been developed across the full width of their rear elevations, nor have their rear returns been infilled

at first floor level.

- 3.5. The proposed flat-roofed extension, 1.6m higher than the eaves of the existing three storey rear projection, would create an unsympathetic projection above the existing pitched-roof structure creating an uncomfortable junction with the host building. The proposed extension would also be taller than the adjacent rear projection of the neighbouring property, which would further emphasize its visual prominence.
- 3.6. The proposed infill extension would appear bulky and out of keeping with the prevailing pattern of development of the terrace, and due to its lack of subservience, would dilute the significance of the original rear projection, which forms an important architectural feature of the character of the area. The physical and visual prominence of the addition would fail to integrate sensitively with the existing terrace.
- 3.7. Camden Planning Guidance 1 – Design (CPG1) states that the Council will generally resist rear extensions that are less than one full storey below eaves level, which this extension would be in relation to the principal floor levels. It is recognised that a number of dwellings on the north side of Lawford Road have been granted extensions at second floor level, but these structures were above the original rear projections, and did not infill the side return or obscure the buildings' traditional form.
- 3.8. CPG1 sets out a number of design principles that the Council expects to be applied to rear extensions, including that development should respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space. The guidance also requires development to be secondary to the building being extended, and respect and preserve the original design and proportions of the building. The proposed extension would fail to respect the original pattern of projections on the rear of the terrace and the deliberate spaces between them, and by obliterating these features, would cause harm to the conservation area and the host building.
- 3.9. Policy D3 of the Kentish Town Neighbourhood Plan applies to the proposal, which requires that alterations to existing buildings be based on a deep understanding of the site and its context, must be well integrated into their surroundings and reinforce local character and the local street scene. Of particular importance is to take design cues from the surrounding area, including building form, scale, height and massing, alignment, modulation, architectural detailing and materials. The proposed development is not considered to reinforce local character or reflect the building form and detailing of the terrace, contrary to the Neighbourhood Plan.
- 3.10. The development would be contrary to policy for the historic environment, with particular regard to policies CS14, DP24 and DP25, by failing to consider the context of neighbouring buildings or to preserve or enhance the conservation area. The Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4.0 Residential Amenity

- 4.1. The proposed infill extension would not extend beyond the rear of the existing closet wings and would not be limited in height. As such, it would not have an adverse impact on light or privacy, and would not result in overbearing to adjacent occupiers. A flank window to the hallway would be relocated by 0.95m at second floor level, but would not be in proximity to any habitable room and would not result in a loss of privacy. The proposals are therefore acceptable in amenity terms.

5.0 Conclusion:

- 5.1. 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 and would neither preserve nor enhance the Bartholomew Estate Conservation Area. As a result, the proposed extension 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 Framework Development Policies, policies D1 (Design) and D2 (Heritage) of the Camden Local Plan Submission Draft 2016. The proposals would also fail to comply with part 7 and 12 of the NPPF 2012 and policy D3 of the Kentish Town Neighbourhood Plan.

6.0 Recommendation:

6.1. Refuse planning permission.

7.0 Appendix 1:

7.1.OS 1952-1954

