

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/4514/P	Barrie Tankel	43a Lancaster Grove London NW3 4HB	27/09/2017 23:26:43	OBJ	<p>OBJECTION TO PLANNING APPLICATION 2017/4514/P 18 LANCASTER GROVE LONDON NW3 4HB</p> <p><b>BACKGROUND</b></p> <p>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 &amp; Crafts style design.</p> <p>In 2014 amendments to the proposed design were approved retaining 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.</p> <p>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.</p> <p>Special attention was paid 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 2013.</p> <p><b>CHARACTER OF LANCASTER GROVE</b></p> <p>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 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 characteristics of 'Arts and Crafts' style, of which there are other examples in the Belsize Conservation Area, particularly in Eton Avenue.</p> <p>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'.</p> <p><b>APPLICATION 2016/3965/P SUBMITTED JULY 2016</b></p> <p>The application submitted in July 2016, 2016/3965/P was refused.</p> <p>In particular it stripped back the detail of the approved building and was out of keeping with the architecture of the surrounding area. And it is remarkably similar to the current application.</p> <p>Camden stated in their refusal that...</p> <p>"The proposed house, by reason of its design, detailing and materials, would be unsympathetic to the surrounding context and would not preserve or enhance the character</p>

**Application No:**    **Consultees Name:**    **Consultees Addr:**    **Received:**    **Comment:**    **Response:**

and appearance of the Belsize Conservation Area contrary to policy CS14 (Promoting High Quality Places and Conserving Our Heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing High Quality Design) and DP25 (Conserving Camden"s Heritage) of the London Borough of Camden Local Development Framework Development Policies.

In the Camden Delegated Report, they stated...

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.

Camden stated that "THE DESIGN DID NOT RESPOND TO THE ESTABLISHED CHARACTER OF THE CONSERVATION AREA".

APPEAL DECISION IN RESPECT OF APPLICATION 2007/0923/P, dated 20 February 2007, that was refused by notice dated 15 May 2007.

The Planning Inspector stated that one of the main issues for her to consider was "whether the proposed dwelling would preserve or enhance the character or appearance of the Belsize Conservation Area, with particular regard to its bulk and massing and whether it is of sufficient quality to justify the demolition of the existing dwellings".

The PI stated that

"The proposed dwelling has been designed, incorporating some typical 'Arts and Crafts' features such as the proposed materials and the use of traditionally designed elements. It would also contain a number of architectural features found close by within the Belsize Conservation Area. In particular, the proposed gables are a common feature on the north side of Lancaster Grove with a few examples also in existence on the south side. The introduction of the carved stone panels would also reflect many other examples in the area. In my opinion, the dwelling would incorporate some of the best examples of architectural design and detailing within this part of the Belsize Conservation Area.

I consider that, rather than conflicting with the style of the existing dwellings on the southern side of Lancaster Grove it would add to the existing eclectic mix.

In my opinion, the proposed dwelling would enhance the character and appearance of this part of the Belsize Conservation Area and its design justifies the demolition of the existing dwellings,

I conclude therefore on this point that the proposal would accord with UDP Policy B1, which seeks to ensure that, among other things, that development is of a high standard and that it respects its site and setting and seeks to improve the attractiveness of an area and not harm its appearance or amenity. In addition, I consider that the proposal would accord with

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UDP Policy B7(A) which seeks to ensure that new development in a conservation area preserves or enhances the special character or appearance of the area.

The proposed dwelling, which in my opinion has been well designed, would enhance the character and appearance of Belsize Conservation Area in accordance with relevant local and national policy guidance,

#### CURRENT APPLICATION 2016/3965/P

The Architect states that the previous consented scheme lacked integrity. That design was created by Robert Adam a leading Architect who is an expert in and specialises in that type of design. It is dubious to think that the design can be considered as lacking integrity particularly when taking into account the statements by the Planning Inspector. The current application strips back the detail of the approved building and is out of keeping with the architecture of the surrounding area. It is remarkably similar to the application 2016/3965/P that was refused and should also be refused on similar grounds.

#### OBJECTION

We object to the current application for the following reasons...

1. No consideration has been given to preserving or enhancing the character or appearance of the conservation area.
2. This application takes no account of the traditional Arts and Crafts design that was fundamental to the previous approvals being granted.
3. The current application strips back the detail of the approved building and is out of keeping with the architecture of the surrounding area.
4. The "Arts and Crafts" context of Lancaster Grove has been ignored in this design
5. The design is unsympathetic to the surrounding context and would not preserve or enhance the character and appearance of the Belsize Conservation Area.
6. The hip end roofs have been removed creating a stark bland elevation devoid of Arts & Crafts character
7. The glazing bars have been removed from the majority of windows eliminating the positive detail of traditional houses.
8. It does not respect the statements made by the Planning Inspector when approving the Appealed application.

We ask Camden to refuse permission for this application.

Drawings attached

18/1 Approved elevation 2014

18/2 Refused elevation 2016/3965/P

18/3 Proposed elevation 2017/4514/P

Barrie Tankel FRICS

27 Sep 2017