

Gentet, Matthias

From: Peres Da Costa, David
Sent: 08 November 2017 16:02
To: Planning
Subject: FW: 18 Lancaster Grove - 2017/5946/P
Attachments: PastedGraphic-1.pdf

Can this be logged as an objection on M3 and added to HPE RM (see email below and attachment)

Thanks

David Peres da Costa
Senior Planning Officer

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From: Genie Lee [mailto:]
Sent: 07 November 2017 15:12
To: Peres Da Costa, David <David.PeresDaCosta@Camden.gov.uk>
Subject: 18 Lancaster Grove

To Mr. PeresDaCosta,

As the owner of no 16 Lancaster Grove I wish to add my entire support to the objections voiced by my opposite neighbour.

This development beside being a personal nightmare seems to offend most new comers to the vicinity. I also wish to complain about the positioning of an aerial and disc overhanging my property. Unsightly and unhealthy.

Have approached the owners who have fobbed me off saying it will go behind the chimney they do not have planning permission for to the best of my knowledge.

I would very much appreciate advice on the matter and hope to hear from you. Many thanks,

Regards,
Genie Lee

OBJECTION TO PLANNING APPLICATION 2017/5946/P 18 LANCASTER GROVE
LONDON NW3 4HB

1. BACKGROUND (EXTRACTED FROM PREVIOUS CAMDEN REPORTS)

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.

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.

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.

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.

2. CHARACTER OF LANCASTER GROVE

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'.

3. APPLICATION 2016/3965/P SUBMITTED JULY 2016

The application submitted in July 2016, 2016/3965/P was refused.

In particular it stripped back the detail of the approved building and was out of keeping with the architecture of the surrounding area.

Camden stated in their refusal that...

"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 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.