

Mr Marius Coste

1A Park Close Markyate
St Albans
AL3 8RG

Application Ref: **2017/4019/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

9 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**8 Lancaster Stables
Lambolle Place
London
NW3 4PH**

Proposal:

Proposed replacement of glazing on the front elevation at ground floor level to include new hinged door, two existing skylights made openable, installation of solar panels at roof level, roof terrace fence moved forward 600mm, boiler flue relocated and installation of electric car charging point on front elevation to existing dwelling house (class C3).

Drawing Nos: Design and Access Statement, LS/01, LS/02/A, LS/03/A, LS/04/B, LS/05/A, LS/06/A, LS/07/B, LS/08/A, LS/09/A, LS/RL/101, LS/RL/102.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement, LS/01, LS/02/A, LS/03/A, LS/04/B, LS/05/A, LS/06/A, LS/07/B, LS/08/A, LS/09/A, LS/RL/101, LS/RL/102.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above).
- 3 Reason for granting permission:

The replacement ground floor doors and windows would not result in any enlarged openings to the front elevation of the subject property and would cumulatively be of a similar scale and proportion to the existing ground floor sliding doors. The proposed doors and windows are considered to appear as high quality materials and the scale and design would respect the context of the host building and site surroundings. The existing aluminium sliding doors at ground floor level would be replaced with one glazed hinged entrance door. The proposed ground floor fenestration design would include smaller glazed panels to the existing with crytall

type steel frame materials. Proposed louvers in matching material to the proposed windows frames would be incorporated in to the fenestration design at ground floor level to allow for improved ventilation. This element of the proposal would be of a contemporary design and style. Although the proposed material would differ to the existing, the use of a more modern material and design is considered to be acceptable in this instance given its site context within the mews which has a variety of existing fenestrations designs and styles at neighbouring properties.

Whilst it is acknowledged that the adjoining property no. 6 has a mirroring façade design to the front elevation of the subject property, it was noted on site visit that the other neighbouring properties located in the Lancaster Stables Mews have a generally varied appearance in terms of their front façade design. Given the site context and the generally varied front elevation design present across the properties within the mews, it is considered acceptable in this instance to vary the design of the existing ground floor fenestration.

Since there does not appear to be any general uniform appearance across properties located within this mews the proposed alteration to the existing fenestration design is not considered to result in any detrimental impact on the character of the host building or street scape within Lancaster Stables and can be supported in this instance.

With regards to the proposed openable rooflights on the roof terrace area of the subject property, additional information has now been provided to include section details to clarify what this element of the proposal would entail. It is considered that this additional information is sufficient to indicate that the proposed openings would be modest alterations to the existing rooflights. Furthermore, their limited visibility from the public realm would ensure that no significant harm is caused to the appearance of the surrounding conservation area. For these reasons this element of the proposal is considered acceptable.

Given the siting of the proposed solar panels and limited visibility from the public realm, there are no concerns regarding this element of the proposal in terms of impact on the character of the host property or surrounding conservation area and is considered acceptable. Furthermore proposed relocation of the roof terrace boundary treatment is also considered to be a modest alteration which would not give rise to any concerns.

The additional alterations to the front elevation of the subject property to include the relocated flue outlet, electric car charging point and repainting the render finish are considered to be minor which would not give rise to any concerns regarding impact on character of the subject property or surrounding area.

Within this context, it is considered that the proposed development, by virtue of the high quality materials proposed and sympathetic scale and design of the development, would be in keeping with the character of the Lancaster Stables mews and would preserve the character and appearance of the host dwelling and surrounding conservation area.

- 4 As the windows and doors would replace the existing there would be no increase in

overlooking, as such the proposal would not harm the amenity of adjoining occupiers. No new openings are being created and no amenity concerns are therefore raised. The external front and roof alterations would have no impact on residential neighbouring amenity.

One comment was received from the Belsize Conservation Area Advisory Committee requesting further detail regarding the openable skylights element of the proposal. This has been considered and taken into account along with the site history and relevant appeal decisions.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

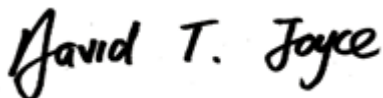
As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning