


75 Lawn Road, London, NW3

Response to objections received

13 February 2018

Comment	Response	Additional information provided/policy summary
Extent of the original property	<ul style="list-style-type: none"> <li>- There appears to be some misunderstanding within the representations received in respect of the extent of the host building.</li> <li>- Extensions should be read as additions to the 'original building' which is defined in planning terms as '<i>A building as it existed on 1 July 1948</i>'. There have been a number of verbal history accounts that suggest that the rear garage and first floor was re-built post war due to bomb damage. This is not in dispute. However, drainage documents in the council archives show that this two storey extension was of the <u>same</u> scale and location in 1925, and therefore forms part of the 'original building' under planning terms. Therefore extensions should be classified as additions <u>on top</u> of this structure.</li> </ul>	

	<ul style="list-style-type: none"> <li>- The small 1936 OS excerpt above also shows the no.75 garage set back further in the plot, and no. 76 having a garage which abutted this.</li>   <li>- The proposed rear extension is a 3.7m wide by 3.6m deep infill extension. The original host property is 10.6m wide in total, and the new proposed infill extension is therefore just over a third of its width.</li>   <li>- It is misleading and untruthful to say that we are creating a 6.4m wide extension at the rear, as it is a 3.7m extension that aligns with the current rear elevation of the property.</li>   <li>- At the front, the ground floor extension is set 200mm back from the garage of no. 76.</li>   <li>- At first floor, the front/side elevation is pulled forward to better align with its similar terrace properties - those present at no. 72-74 Lawn Road. The suggestion from representations is that the massing of this element is not in keeping where in fact, this element of the proposal seeks to present an improved symmetry with surrounding properties.</li>   <li>- It is noted and recognised that this may be the only instance that the front façade of infills between properties</li> </ul>	<p><b>See Appendix 1 below for images of the building in 1925</b></p> <p><b>See Appendix 2 for annotated plans showing extent of proposed extension</b></p> <p>The original host property as at 1948 is the extent of the existing building. As a result, the proposed rear extension relates to a small infill area to the rear at ground and first floor level.</p> <p>The front extension ameliorates a series of unsympathetic interventions and generally improves the symmetry between properties.</p>
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	<p>does not align, but this is also the only instance of properties of differing architectural styles and scales adjoining. It is therefore unique, and should not be assessed in the same way as matching pairs.</p> <ul style="list-style-type: none"> <li>- A front dormer at first floor level is proposed (rather than the flat front first floor façade shown at 72-74) was to minimise 'sense of enclosure' impact, and increase daylight to no. 76. This can be altered if required to match those at 72-74.</li> <li>- The pitched roof to the rear extension does increase the overall mass, but it is considered that this design approach is more respectful to the host dwelling and the overall design of the 1920's properties. Archive information shows that the 1925 two storey extension originally had a pitched roof. However, this can be amended to a partial flat roof if required.</li> </ul>	
<p>Scale and mass of proposed rear extension is excessive leading to overbearing development and unacceptable sense of enclosure</p>	<ul style="list-style-type: none"> <li>- Whether or not a proposed extension is overbearing is an entirely subjective matter</li> <li>- The proposed infill extension is 7.4m away from no.74, and bar small obscured casements, there are no side facing first floor windows to either no.75 or 74.</li> <li>- The flank wall of the rear extension is moved no closer to no. 74 than the existing extension. I.e. the extension</li> </ul>	<p><b>See appendix 3 below for annotated plans showing the impact upon no. 74.</b></p> <p><b>See appendix 4 below for annotated plans showing the relationship between no. 77 and no. 76 Lawn Road.</b></p>

	<p>simply extends the existing flank wall of the rear extension into the garden. As a result the sense of enclosure will not be increased and the daylight/sunlight tests show that the VSC is not adversely affected.</p> <ul style="list-style-type: none"> <li>- The dining room/kitchen to no. 74 has a number of windows on different elevations so the impact of the proposal is greatly reduced.</li> <li>- The ground floor windows of no. 74 Lawn Road <u>will</u> have an amended view but given the distance from the boundary with no. 74 this is not considered to be an adverse impact.</li> <li>- The proposed extensions do slightly encroach onto the 45 degree vision splays of the windows of no. 74 but again the daylight and sunlight tests have taken this into account and have been shown as being within acceptable limits.</li> <li>- In terms of approved works at no. 77 (Ref: 2017/1737) and the impact upon no. 76, the 5.5m long ground floor garage is due to be replaced with a 9.7m long ground floor extension which closes a visual 'gap' in between the two buildings, and this is located only 4m away from a ground floor set of French doors on side elevation of no.77. At first floor, the extension is stepped away to</li> </ul>	<p>CPG1 Design States at paragraph 4.9 that:-</p> <p><b>“a rear extension is often the most appropriate way to extend a house or property”.</b></p> <p>Paragraph 4.10 provides general principles for extensions:-</p> <ul style="list-style-type: none"> <li>- Be secondary to the building extended in terms of location, form, scale, proportions, dimensions and detailing</li> <li>- <b>RESPONSE</b> - The extension infills an area to the rear at ground and first floor level. This equates to 1/3 of the original property in terms of width. It is located to the rear and has been carefully detailed to read as respectful to the host building.</li> <li>- Respect and preserve the original design and proportions of the building including architectural period and style.</li> <li>- <b>RESPONSE</b> - The extension is to the rear and the primary significance of the original design of the building lies in its front</li> </ul>
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	<p>leave a 5.5m gap between no. 77 and no. 76, but increases this existing blank first floor façade wall by a further 4m in depth. There are no side windows at first floor on either no. 76 or 77. As these approved works at no. 77 are <u>closer</u> to no. 76 and of a <u>greater depth</u> than those currently proposed at no. 75 (impacting upon no. 74) it cannot be said that the proposed scale and mass of the proposed extension at 75 is excessive or unacceptable , when there is precedent for approval of a two storey rear extension which is located 2m closer to the adjacent building than is proposed here and is in the immediate vicinity (<b>see appendix 4 below</b>).</p> <ul style="list-style-type: none"> <li>- The proposed width of the two storey rear extension at no. 77 is just over 4m and the whole original host building is circa 10.8m. This means that the approved two storey extension is over a third of the width of property and is almost identical in scale to that which is proposed at no. 75.</li> <li>- It is also notable that the approved extension to no. 77 Lawn Road, encroached slightly on the visibility splays of no. 76 (<b>see appendix 4 below</b>).</li> <li>- It is also important to note that the rear building line of the proposed rear extension to no. 75 almost aligns with</li> </ul>	<p>elevation, the proportions of which, will not be affected. The rear elevations of this property have been extended and altered over the years.</p> <ul style="list-style-type: none"> <li>- Respect and preserve existing architectural features</li> <li>- <b>RESPONSE</b> - there are no significant architectural features on the rear elevation</li> <li>- Respect and preserve the historic pattern and townscape</li> <li>- <b>RESPONSE</b> - the rear of these properties have been greatly altered and extended and as a result, the historic pattern to the rear of these properties has been eroded over time.</li> <li>- Not cause a loss of amenity to adjacent properties</li> <li>- <b>RESPONSE</b> - sunlight and daylight has been tested and shown to comply with BRE standards. The images at Appendix 5 demonstrates that there will be no adverse sense of enclosure to no. 74 as a result of</li> </ul>
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	<p>the rear building line of the existing rear extension at no. 76 Lawn Road.</p>	<p>the proposed extension. The proposal does not lead to any overlooking or loss of privacy.</p> <ul style="list-style-type: none"> <li>- Allow for the retention of a reasonable sized garden.</li> <li>- <b>RESPONSE</b> - a garden of 175 m2 will remain which exceeds London Plan standards</li> <li>- Retained the open character of existing natural landscaping.</li> <li>- <b>RESPONSE</b> - there will be no impact upon natural landscaping or garden amenity.</li> </ul> <p>Paragraph 4.12 relates to the height of rear extensions and states that <b>“extensions should respect the existing pattern of rear extensions where they exist”</b>.</p> <p><b>RESPONSE</b> - The eaves and ridges heights match the existing and are therefore respectful. The rear elevations of nos. 72 - 85 are varied and there is no prevailing existing pattern. The approved</p>
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		<p>precedent at no. 77 further supports the variety of rear treatments.</p> <p><b>Paragraph 4.14</b> relates to the width of rear extensions and states that <b>“rear extensions should be designed so that they are not visible from the street and respect the rhythm of existing rear extensions”</b></p> <p>RESPONSE - the extension is not visible from the street and there is no consistent rhythm of existing rear extensions.</p> <p>Paragraph 4.15 also states that the rear of some buildings may be architecturally distinguished and contribute to the townscape. That is not the case with no. 75 Lawn Road.</p>
Images provided	<ul style="list-style-type: none"> <li>- The 3D images provided by no.74 do not seem to have been formed on any technical basis (at least not one which has been made clear/verified), and in themselves are very misleading. They do not appear to be a truthful representation of what is proposed.</li> <li>- We have provided 3D diagrams of sightlines from windows of no. 74 onto proposals at 75 which can be verified. These were from a standard 1600mm eye height,</li> </ul>	<p><b>Please see Appendix 5 below for verified images of the proposed extension from No. 74.</b></p> <p>It is evident from an assessment of the verified images that the impact upon no. 74 has been significantly overstated and it cannot be said that the proposal leads to an adverse sense of enclosure.</p>

	<p>typical field of vision of 62.5 degrees and from 300mm inbound of the windows.</p> <ul style="list-style-type: none"> <li>- The actual impact of the proposed development from no. 74 is significantly less than has been suggested by the images they have had prepared. These images should be discounted from consideration by the Council.</li> </ul>	
<p>Disruption to the symmetry between the properties</p>	<ul style="list-style-type: none"> <li>- It is not disputed that the Lawn Road development was conceived as a series of symmetrical buildings, bar no. 76 which was designed as a unique detached property on the bend of the road. However, what has been ignored is that these buildings have been subject to an ongoing erosion of the original design intent.</li> <li>- Attached are images from the council archive which shows the original elevations of the twinned pairs of houses from 72-75 Lawn Road when originally built. This shows that the outer lying houses (no.72 and no.75) originally had single storey garage extensions. From these same archives, by 1925 number 75 had a two storey side extension and garage; which had been built further back in the plot.</li> </ul>	<p><b>See appendix 1</b></p> <p>There is no specific policy relating to symmetry between buildings.</p> <p>Whilst the pairs of properties at 72 and 73 and 74 and 75 do present some symmetry. No. 75 is also linked to no. 76 which is of a differing architectural style. Therefore, attempting to impose symmetry onto no. 75 is not possible given the differing styles to the properties to either side.</p>




	<ul style="list-style-type: none"> <li>- No. 72 demolished the original garage and built a two storey extension with stepped front façade in 1989 - before the Conservation Area was designated.</li>   <li>- No. 75 and 76 were <u>never</u> intended to be joined structures, and the two storey extension of no.76 in 1956 closed the important visual gap between these two properties, and then installed an incongruous front garage in the 60s. Therefore, this too eroded the design intent, and created an un-official symmetry which is not original.</li>   <li>- Additionally, the symmetry at the rear has been eroded; particularly between no. 75 and 74, as no. 75 has had some 93 years of having a different rear elevation to its adjacent twin. Furthermore, as no. 76 built against the external wall of no. 75, this has now created a new symmetry between these two properties.</li>   <li>- In many ways, it should be said that there is now far more need for symmetry and a relationship between no. 75 and 76 than between 75 and 74.</li>   <li>- Precedent of two storey rear extension at 77 is particularly interesting as again, this totally breaks the symmetry of that house type. It has permission to install a 4 x 4 m first floor rear extension from the original rear elevation of the host property.</li> </ul>	
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Rear extension is harmful to the character and appearance of 75 Lawn Road and the Conservation Area.	<ul style="list-style-type: none"> <li>- The rear elevation is only visible in limited private views and not at all from the street, which is the primary consideration for impacts upon the character and appearance of the Conservation Area.</li> <li>- CAAC raise no concern about any of the proposed works at front</li> <li>- No objections raise concern about stair dormer, or rear dormer</li> <li>- Overall, it is evident that the front elevation and general street scene will be improved by these proposals which provide more uniformity with adjacent properties.</li> <li>- Whilst there is merit in protecting rear elevations, these have been undermined and weakened, and no.75 has had a differing plan form for many years</li> </ul>	
Impact of extension on amenity - loss of outlook/privacy and overlooking	<ul style="list-style-type: none"> <li>- Existing rearmost bedroom of no.75 house (bedroom 4) currently has a 2.1m wide by 1.4m high window (2.94m<sup>2</sup>)</li> </ul>	<b>See appendix 5</b>

	<p>which partially 'overlooks' garden of no. 76, and is 822mm from the first floor window of no.76.</p> <ul style="list-style-type: none"> <li>- The proposed rear elevation of no. 75 house has 2.9m wide by 1.3m high window (3.77m<sup>2</sup>, increase of 0.83m<sup>2</sup>), but this is located <u>further</u> away from the boundary and is therefore 2.4m away from the first floor window of no.76. Therefore there is a degree of mutual overlooking between the properties from upper floors as existing and whilst window size has increased, the impact on overlooking is negligible, and if anything, is an improved situation.</li> <li>- The proposal has been designed to ensure that no new window overlooks another a window; bar the obscured window on side elevation.</li> <li>- It is not considered that the properties to the rear along Downside Crescent will be affected by the proposed extension in terms of privacy. These properties are all over 20m away, with a large mature (and TPO'd) tree screen.</li> </ul>	<p><b>NB Paragraph 2.4 of CPG Amenity states that "To ensure privacy, is it good practice to provide a minimum distance of 18m between the windows of habitable rooms in existing properties directly facing the proposed"</b></p> <p><b>Therefore the proposal complies with Camden's guidance on separation distances for overlooking and loss of privacy and there will be no impact upon Downside Crescent properties.</b></p>
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Inconsistencies in drawings	Scope of demolition incorrect on drawing 111, however the applicants are willing to reduce the overall scope of demolition to retain existing side flank wall.	
Extent of Demolition	<ul style="list-style-type: none"> <li>- If we are defining this on the basis of heritage assets/listed buildings, then this section of wall should be defined by its significance. This 1920's section of wall does not form part of the principal front elevation, is of typical brick construction with pebbledash, and is of little significance.</li> <li>- The demolition was proposed to replace with a thermally improved cavity wall with facing bricks leading to a significant improvement in building quality and energy efficiency, however, the applicant is prepared to reduce the amount of demolition proposed to address this point.</li> </ul>	
Daylight and Sunlight Report	<p>A letter has been produced by Jonathan Ray of Rights of Light Consulting and this provides a comprehensive response to the comments relating to sunlight and daylight.</p> <p>In summary this states that:-</p> <ul style="list-style-type: none"> <li>- Historical planning application drawings were used to model the internal room layouts for 74 Lawn Road</li> </ul>	<b>See letter dated 8 February 2018</b>

	<ul style="list-style-type: none"> <li>- The results confirm that 74 Lawn Road meets the BRE recommendations for daylight.</li> <li>- Trees should not be included in existing analysis particularly as there are no tall trees between the proposed extension and no. 74 Lawn Road</li> <li>- The development satisfies all the requirements of the BRE Guide.</li> </ul>	
<p>Materiality</p>	<ul style="list-style-type: none"> <li>- Neighbour's rear extension at no. 76 is built in brickwork and we were aiming to correlate with this.</li> <li>- The applicants are however happy to amend the materials to incorporate white render to promote more consistency to the rear elevations. See attached updated massing model.</li> </ul>	

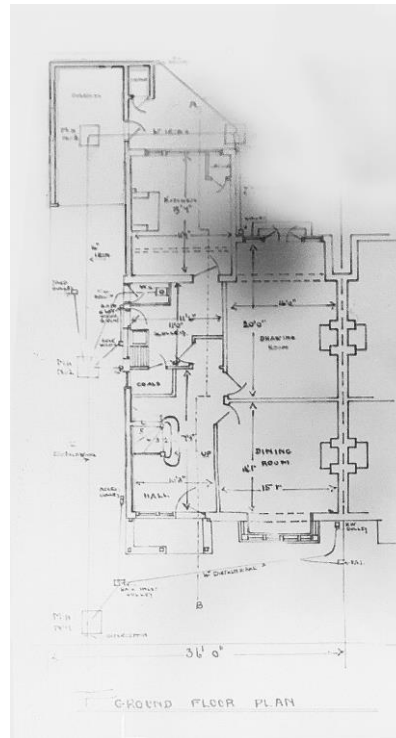
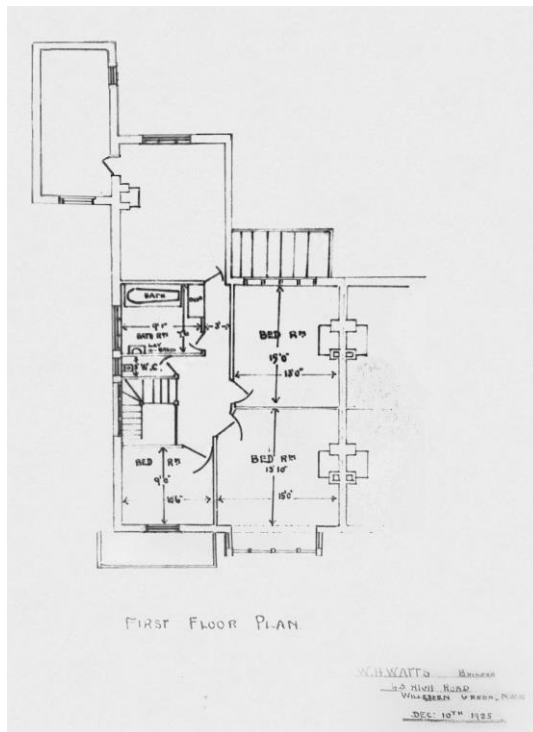
General clarifications	The ground floor extensions total circa 30 m2. This is divided between the side/front extension and the rear infill extension. The comments on the application seem to suggest that the front extension equates to 30m2 which is not the case.	
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**Appendix 1: Images of No. 75 in 1925 (from Council's drainage plans)**



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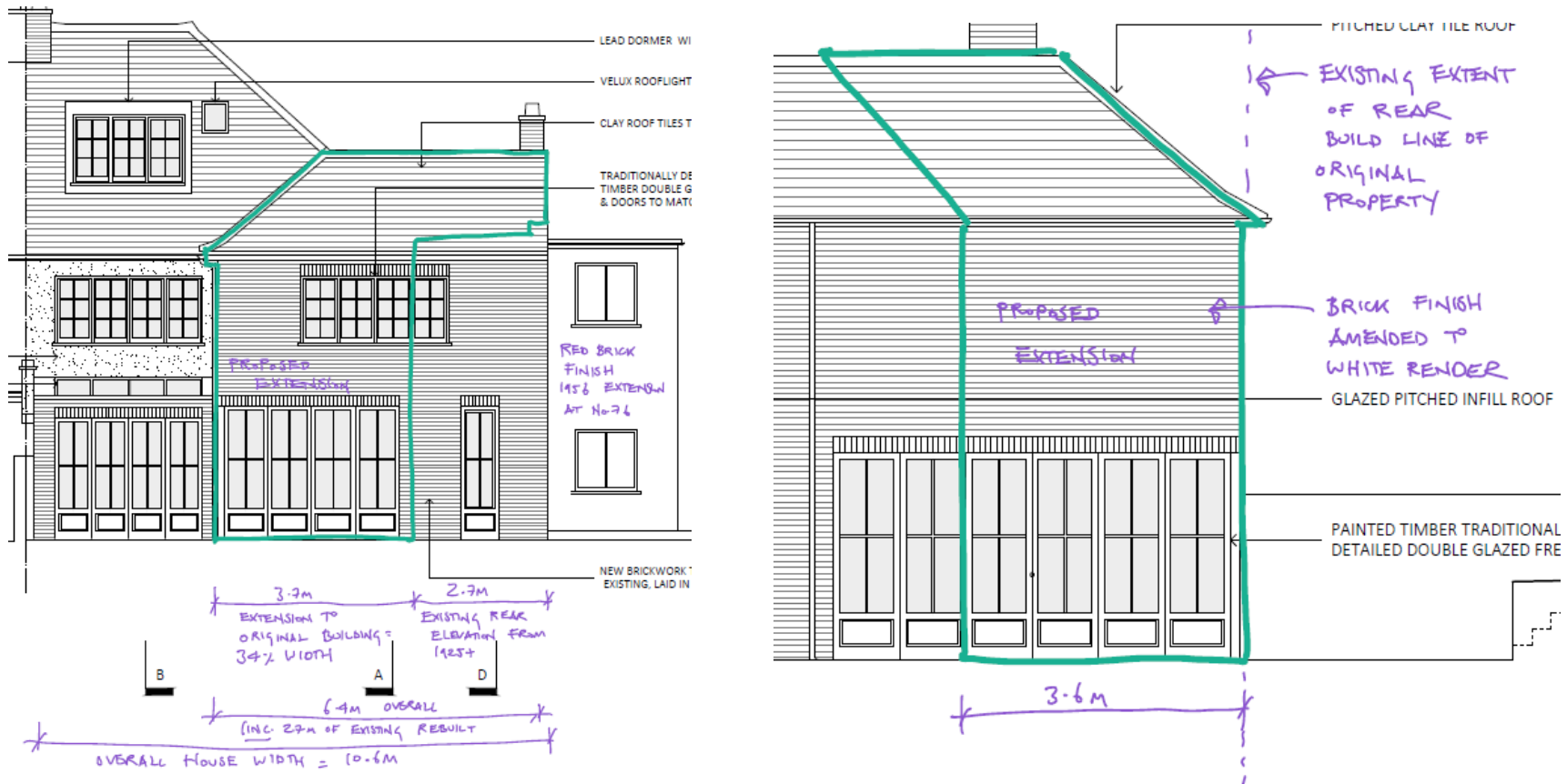
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Original terrace elevation (nos. 72-75) pre 1925



Appendix 2: Annotated plans showing extent of existing building and size of the extension

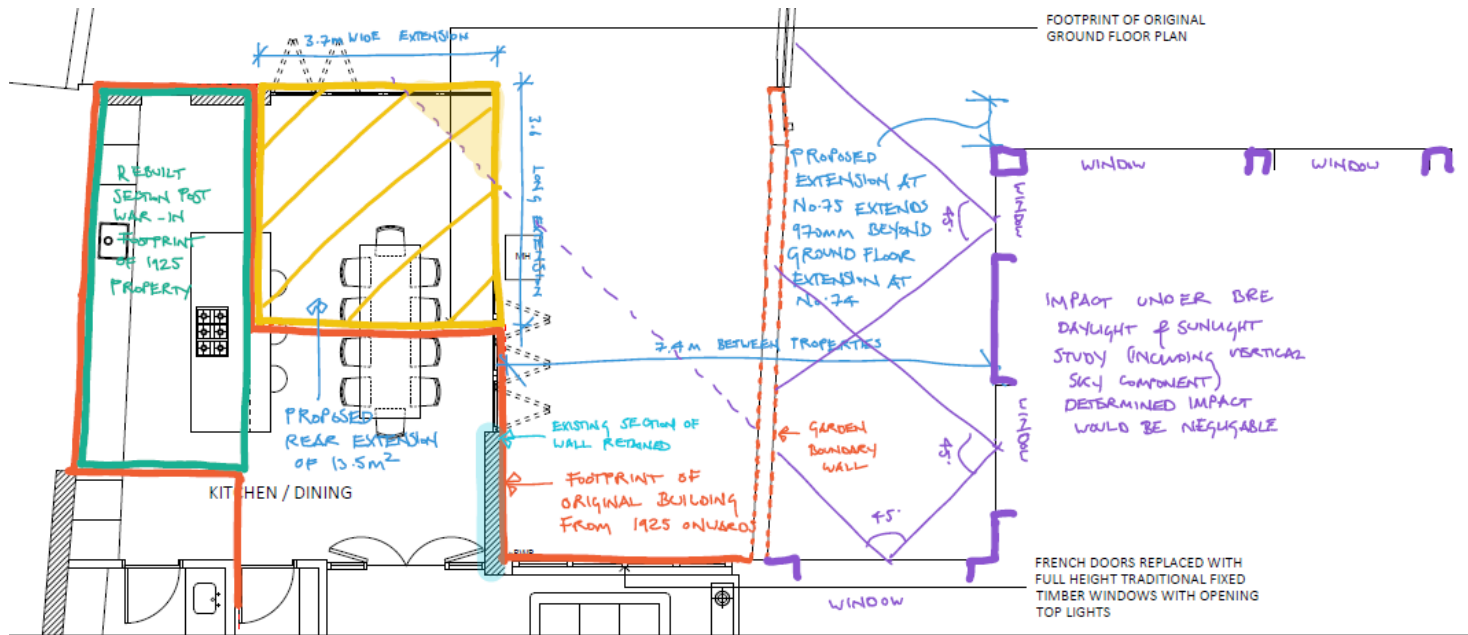


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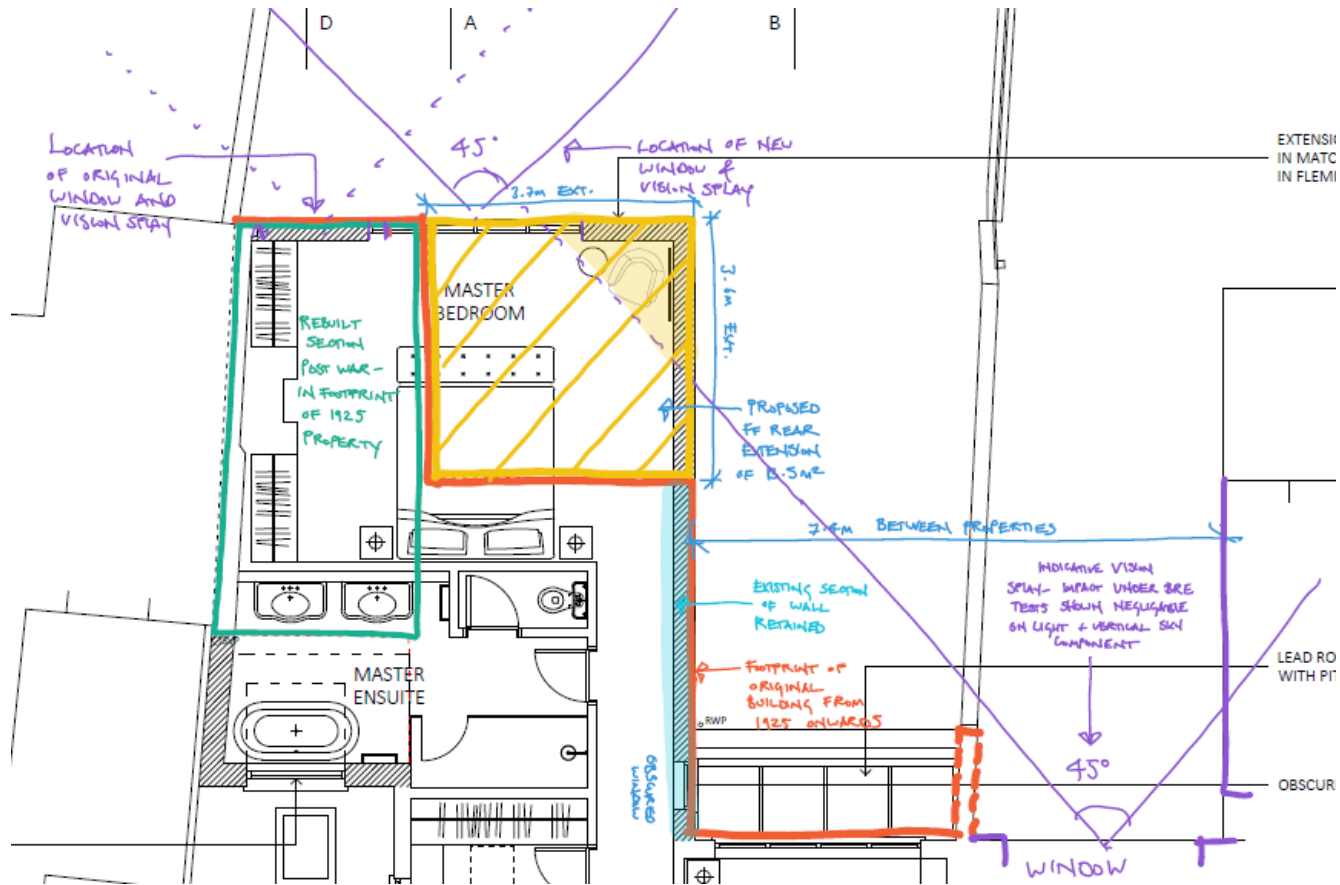
**Appendix 3: Annotated plans showing relationship between no. 75 and no. 74**



Ground floor

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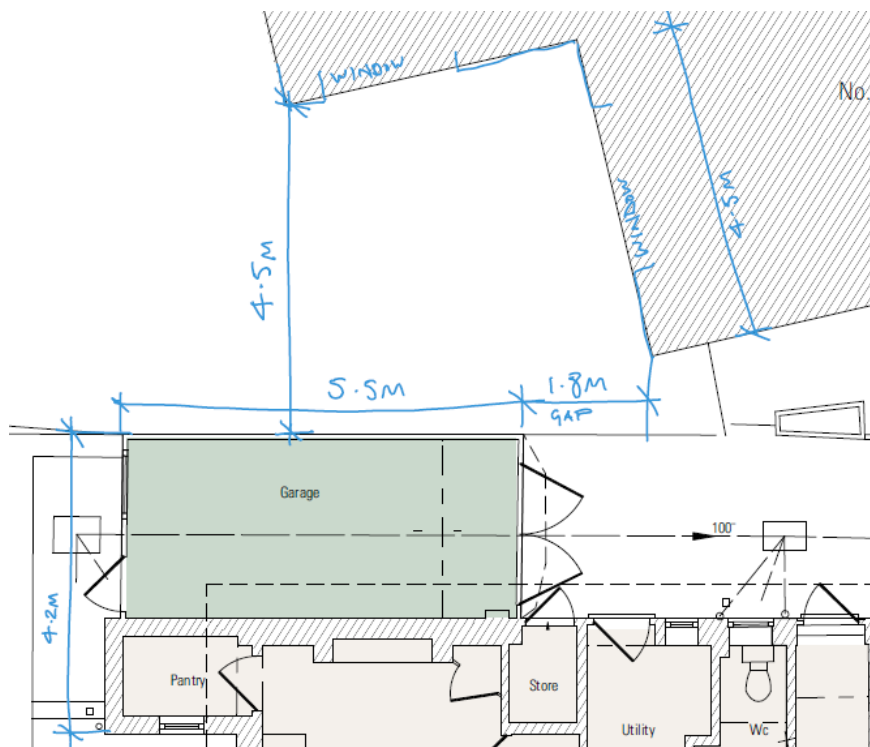
First floor

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Appendix 4: Annotated plans showing existing and approved scheme at 77 Lawn Road (NB dimensions taken from applicants drawings)



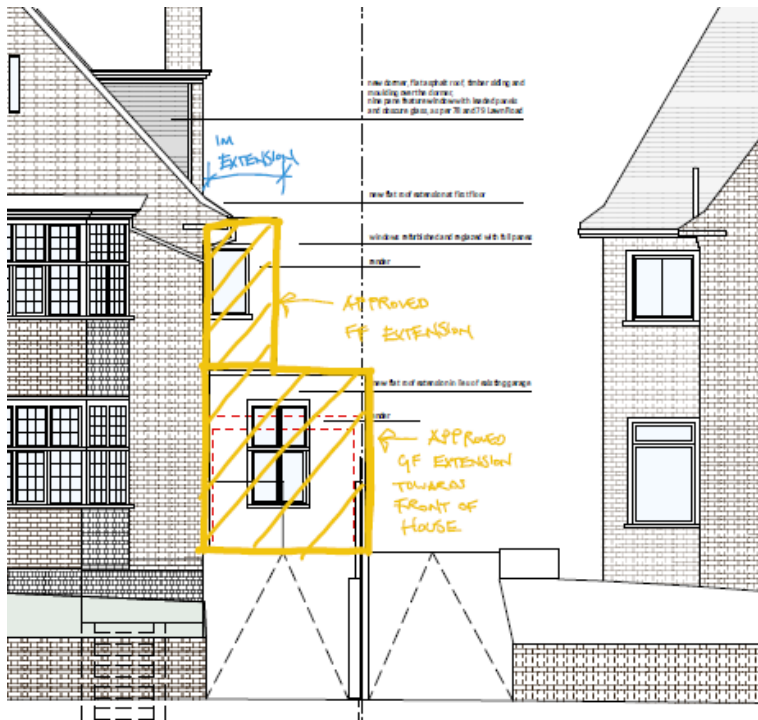
Existing plans

Proposed rear elevation

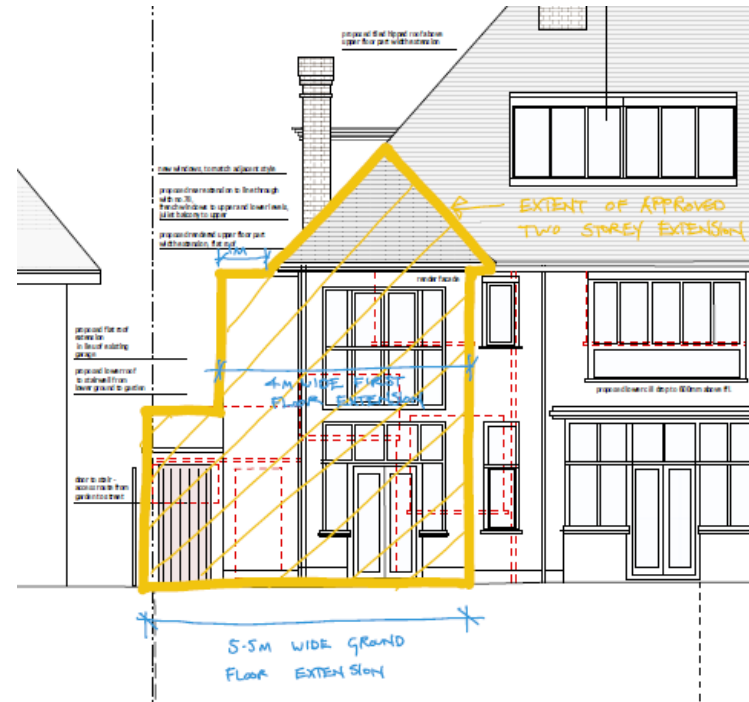
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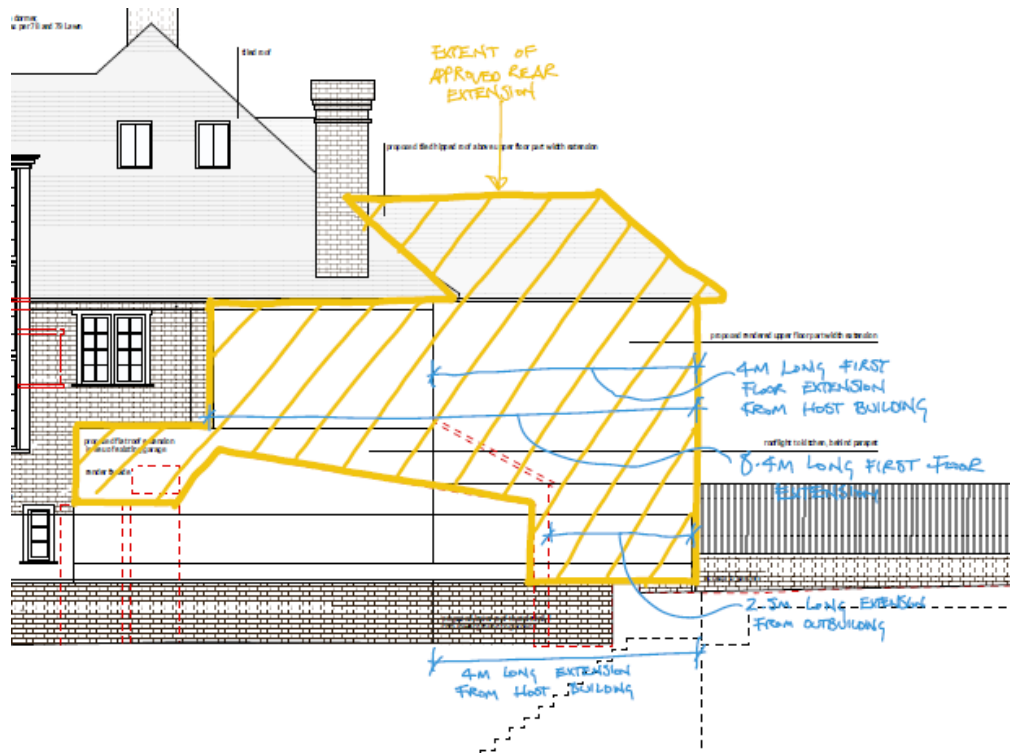
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Proposed extension to no. 77 (dimensions)



Proposed extension to no. 77 (dimensions)

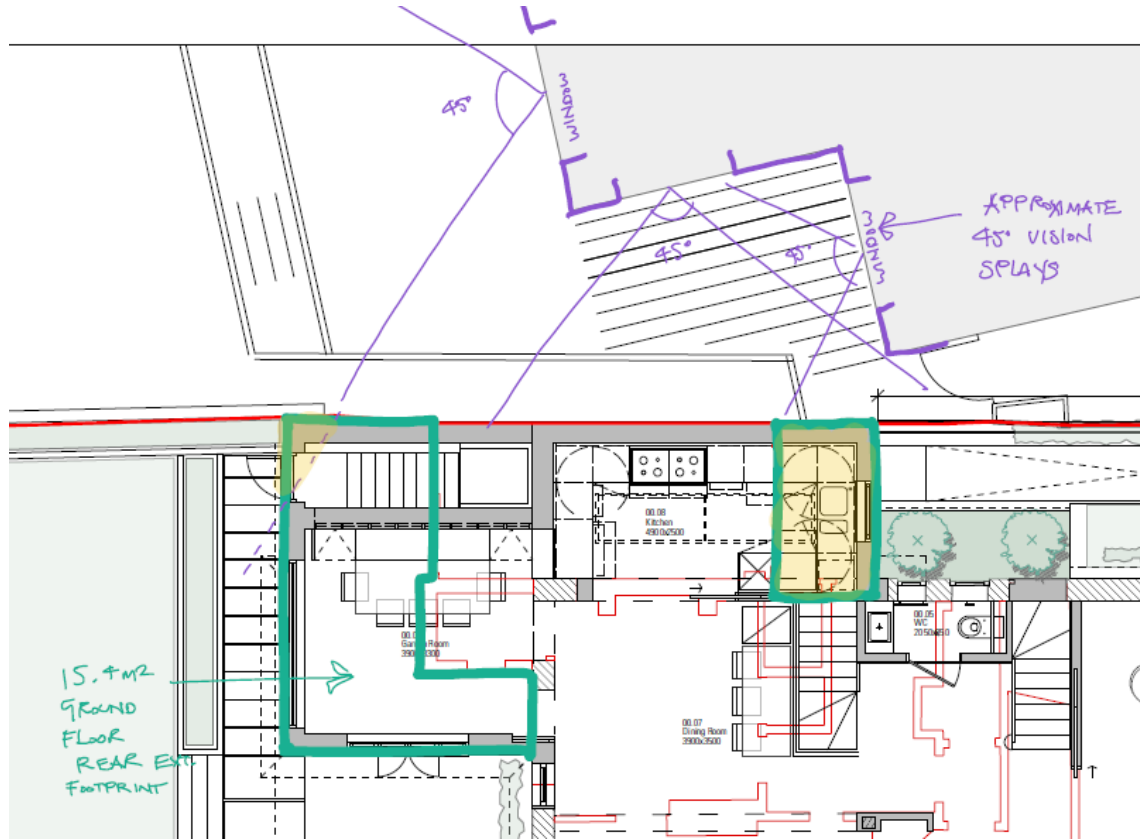


Extent of proposed rear extensions to no. 77

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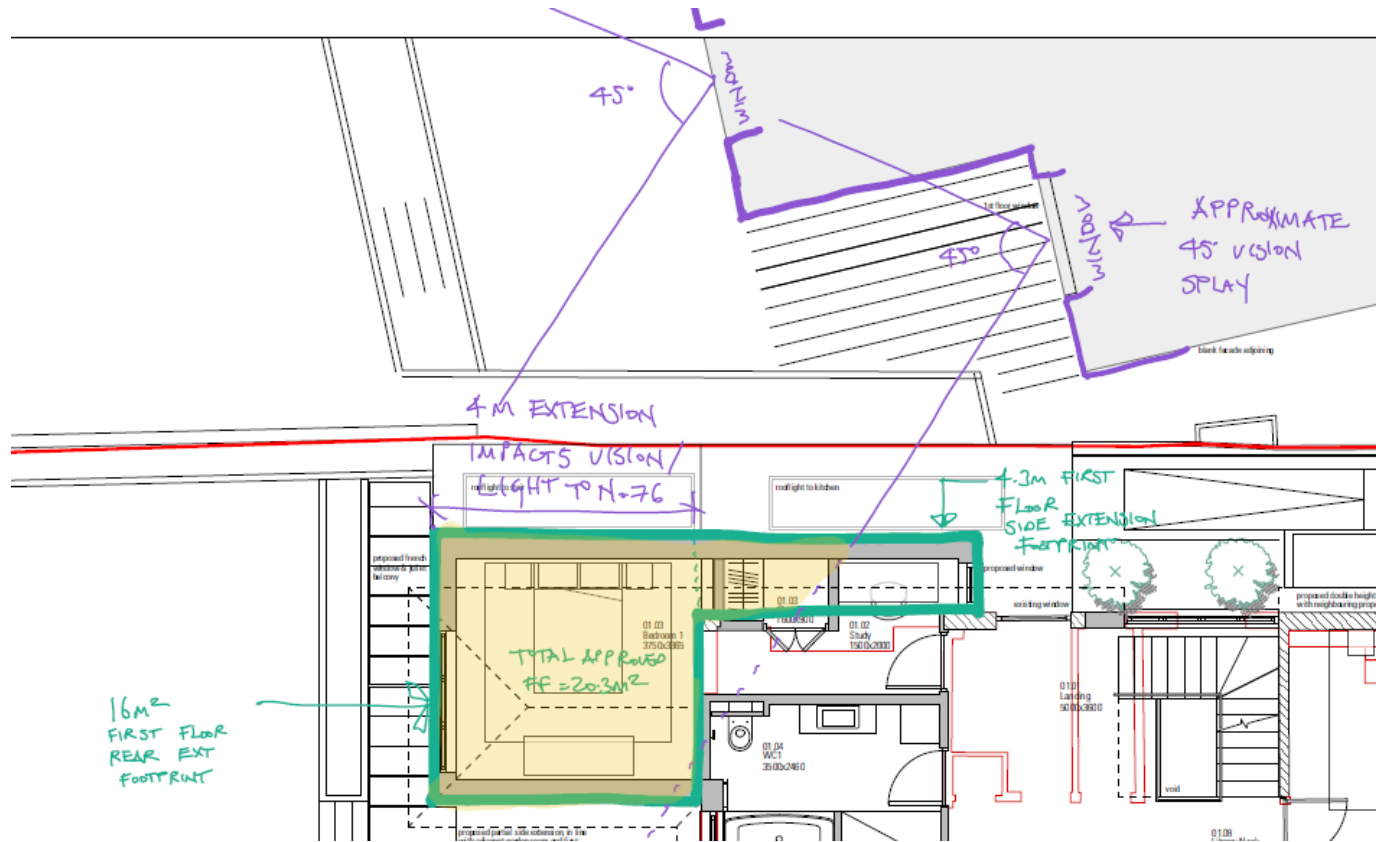


Visibility Splays of approved extension at no. 77 Lawn Road (ground floor)

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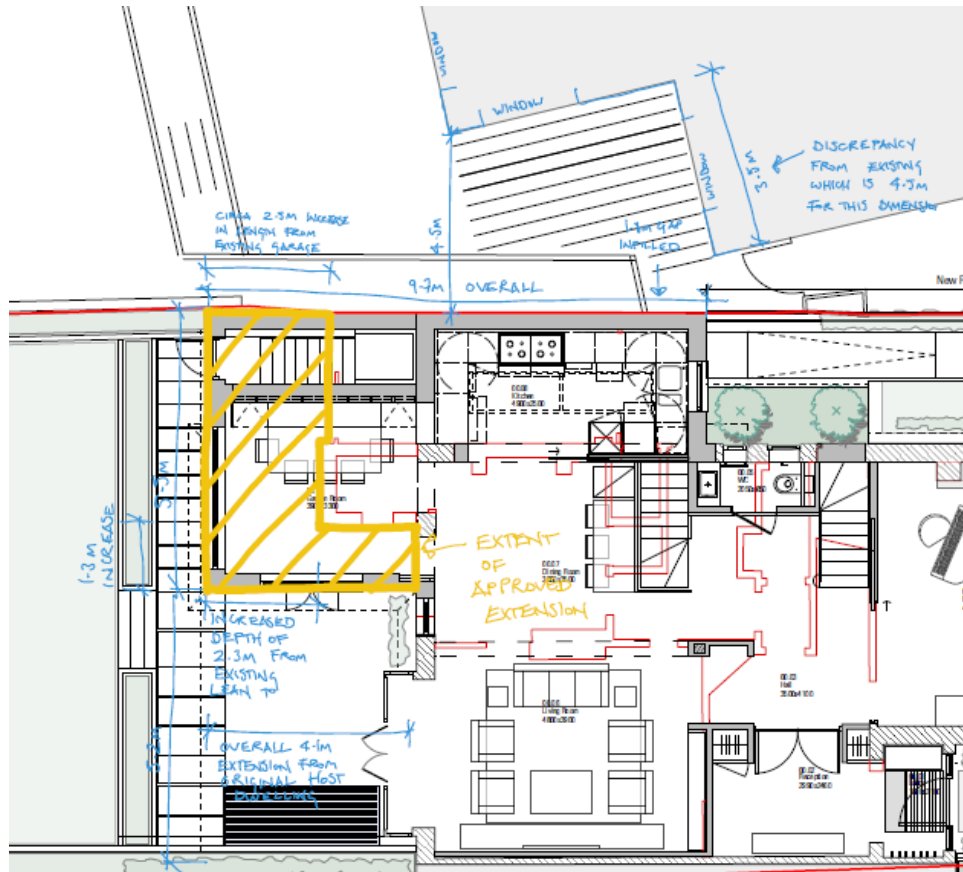
Visibility splays of approved scheme at 77 Lawn Road (first floor)

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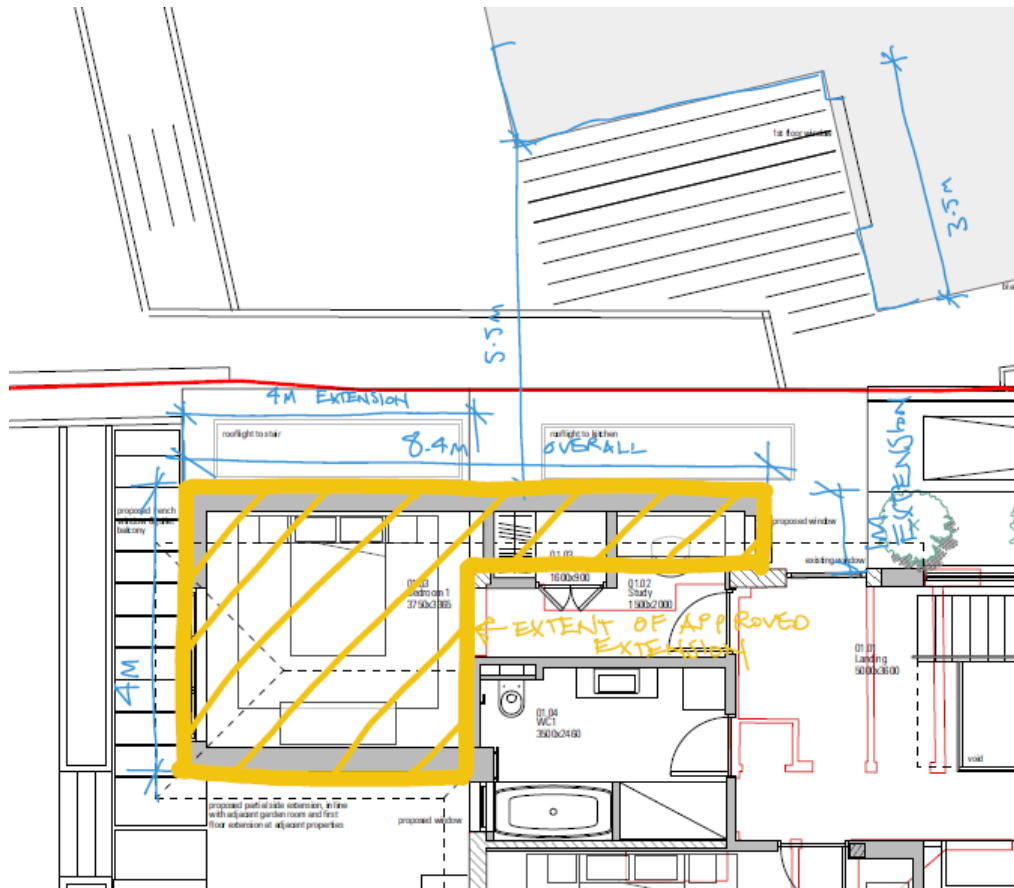


Dimensions and proximity to no. 76 of approved scheme at no. 77 Lawn Road (ground floor)

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Dimensions and proximity to no. 76 of approved scheme at no. 77 Lawn Road (first floor)

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Appendix 5: 3D Images of proposal as viewed from No. 74



View as existing from dining room (no. 74)



View as proposed from dining room (no. 74)



View as existing from living room (no. 74)



View as proposed from living room (no. 74)