

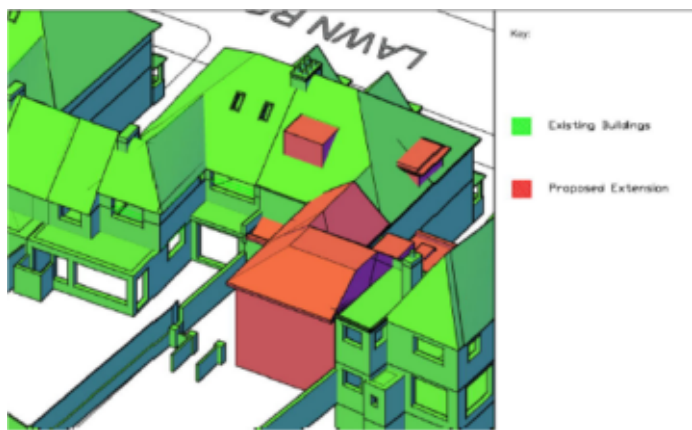
FAO: Jaspreet Chana and Camden Planning

Dear Jaspreet Chana

Objection to the Proposed Development at 75 Lawn Road, NW3 2XB
Application ref: 2017/6726/P

We write in response to the documents posted today on the Camden Planning portal on behalf of the applicants at 75 Lawn Road. We stand by all the objections in our original submissions. Here we comment solely on statements in today's documents that we question on factual grounds. We focus on key points and if we do not comment on something this should not be taken to mean we agree with the agents' documents.

RELEVANCE OF NO. 77 LAWN ROAD APPROVED REAR EXTENSION	
<p><u>AGENT'S COMMENTS:</u></p> <p>“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.”</p> <p>“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.”</p>	<p>Please note there are two different styles of these twinned Arts & Crafts style houses, as described in our original objection.</p> <ul style="list-style-type: none"> Nos. 77 and 78 have “flat-backs” and form a pair. Nos. 74 and 75 have staggered L-shaped rears, and form a pair. <p><u>No. 77 rear extension:</u></p> <ul style="list-style-type: none"> A 4m wide 1st floor extension represents 37% of the total 10.8m wide whole original host building, i.e. just over one-third. As a flat-backed house, the depth of the rear extension from the vertical plane of the rest of the house is 4m. The pitched roof does not span the whole 4m rear extension width, thus greatly reducing its impact. BCAAC had no objections to the rear extension at no. 77. <p><u>No. 75 proposed rear extension:</u></p> <ul style="list-style-type: none"> The transformation of the back of no. 75 comes about because there is already a side rear projection (approximately 2.7m wide and 3.6m deep) which it is proposed to demolish and rebuild. Added onto this will be the 3.7m wide new two-storey infill extension (see agent's 3D model, left). It is the <i>totality</i> of the rear projection that creates excessive mass, scale and overbearing development. The overall total rear projection will be over 6m wide, which is 57% of the total house width of 10.6m. As no 75 has a staggered, L-shaped rear, at 1st floor level this will create a mass with a depth of more than 8m from the existing vertical plane of the rest of the rear of the house (taken from Section B-B ‘as proposed’). This compares with 4m for the equivalent measurement at no. 77. No. 74 will look directly onto this 8m wide two-storey high wall, which will be approx. 3.6m from the



Proposed rebuilt rear as shown in excerpt from Right of Light Consulting's 3D model, in today's letter.

“As these approved works at no. 77 are closer to no. 76 and of a greater depth 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.”

property boundary.

Impact of no. 77 on no. 76, compared with 75 on 74:

- No building works have yet started at no. 77.
- The photo below (from 1600mm height) illustrates the *existing, pre-building* outlook from the middle of the side kitchen window at no. 76.
- This is the historic view of the side wall of no. 77.
- No. 76 has on this side always been very overshadowed by no. 77.
- As mentioned above, it is how far a rear projection extends beyond the rest of the rear of the house that is the key depth; this is 4m at no. 77 compared with 8m proposed no 75.
- The new rear extension will have only a limited impact on the outlook from no. 76, especially because of the large Yew tree, and the other boundary trees, which will obscure most of the new rear extension.
- The Yew is the subject of strict protection conditions in the planning approval for no. 77 (see 2016/1737/P and specific references to tree T8 and the need to maintain amenity and details in 2017/3773/P).



- The impact of no. 77’s rear extension on no. 76 is minimal compared to the impact of no. 75’s proposed rear extension on no 74.
- No 77’s planning approval does not provide a precedent for the mass, bulk and scale of the totality of the rear projection proposed at no. 75, which is unprecedented along this row of houses.
- Nor will the two-storey infill extension at no. 75 appear secondary to the house in terms of location, form, scale, proportions, dimensions and detailing (CPG1, Para 4.10), in the way that the rear extension at no. 77 will be secondary to the host house.

SCALE AND MASS OF PROPOSED REAR EXTENSION

“Whether or not a proposed extension is overbearing is an entirely subjective matter.”

Camden’s extensive planning guidance, and conservation area guidance, provide an objective framework within which decisions on scale, mass and overbearing can be made. Objections and comments were made in the

	<p>context of this guidance:</p> <p>BCAAC: “The proposed extension is too high and too bulky, it extends too far into the rear garden space and would be detrimental to amenity of the neighbouring houses, particularly No 76 where it would be oppressive both from the house and from the garden.” [Please note that we believe there is a typo and BCAAC was referring to No 74 not No 76 as it is at 74 that the proposed extension is seen from inside the house.]</p> <p>Councillor Boyland: “It seems that the scale and massing for the proposed two storey rear extension is outside the proportion when placed alongside Number 74 and other neighbours in the row. It would seem from drawings that this application would totally upset the designed in symmetry of this row of houses on Lawn Road.”</p> <p>In total, 12 households on Lawn Road and Downside Crescent submitted objections, many relating to the scale and mass of the proposed rear extension.</p>
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DISRUPTION TO SYMMETRY BETWEEN PAIRED PROPERTIES	
<p>“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.”</p>	<p>There is no other set of twinned paired houses where the symmetry at 1st floor and roof level has been disrupted to the extent that number 75 is proposing to alter its relationship with number 74 (its twin).</p> <p>The original design intent should be preserved whenever possible rather than allowing any further erosion.</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> <p>“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.”</p>	<p>No 75 is twinned with no. 74, as anyone walking down Lawn Road can see. This symmetry should be preserved.</p> <p>There is no “un-official symmetry” between nos 75 and 76, as the agent states in today’s document.</p> <p>Nos 80 and 81 Lawn Road are adjacent and of different styles to each other so also have differing styles of properties to either side. But each maintains its symmetry with its “twin” i.e. 80 with 79; and 81 with 82 (both “flat-backed” rears”).</p> <p>It is not credible to say that there is now “far more need for symmetry” between 75 and 76, than between 75 and 74. The photographs provided by the applicant demonstrate the enduring symmetry between 74 and 75, regardless of the side extension to no. 75 being sited further back and the 1956 and 1966 additions to no. 76.</p>
<p>“Precedent of two storey rear extension at 77 is particularly interesting as again, this totally breaks the symmetry of that house type.”</p>	<p>Camden planning was concerned to preserve the symmetry between 77 and 78, insisting: “The height of the proposed rear dormer would no longer match the attached neighbouring property’s dormer, <i>which would alter the symmetry of the pair of buildings to the detriment of their character and appearance</i> [our italics].” (2016/1737/P).</p> <p>As shown in our earlier submission (with photo), there is an existing 1.5m deep two-storey rear extension with a</p>

	wraparound one-storey extension at no. 78, the twin of no. 77. The permitted two-storey rear extension at no 77 will thus not “totally break” the twinned pair symmetry.
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MASS OF NEW EXTENDED PITCHED ROOF	
<p>“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.”</p>	<p>We are unclear what is suggested by a “partial flat roof”.</p> <p>However, in order meaningfully to scale back the proposed overall mass, a two-storey rear infill extension should not be permitted. A one-storey rear infill extension avoids all these issues.</p>

RESPECT AND PRESERVE THE ORIGINAL DESIGN AND PROPORTIONS	
RESPECT AND PRESERVE THE HISTORIC PATTERN AND TOWNSCAPE	
EXTENSIONS SHOULD RESPECT THE EXISTING PATTERN OF REAR EXTENSIONS WHERE THEY EXIST	
<p>“The rear elevations of this property have been extended and altered over the years.”</p> <p>“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.”</p> <p>“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 precedent at no. 77 further supports the variety of rear treatments.”</p> <p>“The flank wall of the rear extension is moved no closer to no. 74 than the existing extension. I.e. the extension simply extends the existing flank wall of the rear extension into the garden.”</p>	<p>Based on the new archive documents now presented by the agent, the rear elevation of no. 75 has not changed since 1925, aside from changing a pitched side roof to a flat roof in the post-1945 bomb damage reconstruction.</p> <p>There <i>are</i> two prevailing historic patterns at first floor and roof level – the staggered L-shaped back and the “flat-backed” pairs of houses. The rear profiles of this row of houses have <i>not</i> been “greatly altered and extended” at first floor or roof level at the rear.</p> <p>The rhythm and symmetry of the surrounding townscape at the rear of this row of properties is largely intact. Indeed, Camden planning has in recent years sought to avoid any further disruption to historic patterns.</p> <p>(Rear dormer windows have been permitted for second floor attic extensions but the addition of such a dormer is not in dispute for no 75.)</p> <p>We are confused by this terminology. The “existing extension” is the garage extension abutting no 76. The flank wall that will be extended into the garden is the side of the original 1920s house facing no 74. Thus the flank wall of the two-storey infill extension will be 3.7m closer to no. 74 than the current garage extension flank wall. The extension of this projecting flank wall into the garden does not respect the existing pattern of recent one-storey rear extensions along the row of Arts & Crafts style houses.</p>

NOT CAUSE A LOSS OF AMENITY TO ADJACENT PROPERTIES	
<p>“Sunlight and daylight has been tested and shown to comply with BRE standards. The images at Appendix 5 demonstrate that there will be no adverse sense of enclosure to no. 74 as a result of the proposed extension.”</p> <p>“The ground floor windows of no. 74 Lawn Road <u>will</u> have an amended view but given the distance from the</p>	<p>The Daylight and Sunlight tests are not tests of sense of enclosure, overbearing, or loss of outlook. The report is not relevant to the main issues that are disputed.</p> <p>As argued in our original submissions and above, there is an adverse sense of enclosure and an adverse impact, as the agent’s Appendix 5 illustrates (see below).</p>

boundary with no. 74 this is not considered to be an adverse impact.”	The distance of the two-storey 8m wide wall (plus pitched roof) is only approx. 3.6m from the boundary.
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3D ‘BEFORE AND AFTER’ IMAGES	
<p>“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.”</p>	<p>Our four CAD images were produced by an architect. They are consistent with photographs taken with a normal 50mm lens and are not misleading.</p> <p>The two alternative images provided by the agent have a wider angled view which has created the impression the building at no 75 is further away in the view from the dining room. Nevertheless the agent’s images still illustrate the mass, scale and overbearing nature of the proposed development.</p>

INCREASE IN TOTAL FOOTPRINT OF SIDE EXTENSION OF HOUSE	
<p>“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.”</p>	<p>The agent’s comment seems to misunderstand an earlier objection point.</p> <ul style="list-style-type: none"> - The Design and Access statement states that the “additional footprint to the existing property” on the ground floor is 30.4 m2. - And that the rear infill extension accounts for 12 m2 of this 30.4 m2. - Therefore the <i>increase</i> in the footprint at the side of the house = 30.4 – 12 = 18.4 m2. - The existing side extension, based on the planning documents and the house sales particulars, is approx. 13 m2. - <i>Thus the overall footprint of the side of the house will increase from around 13 m2 to 13+18.4=31.4 m2 i.e. it will at least double the footprint of the side of the house (as stated in earlier objections).</i>

SCALE OF DEMOLITION	
<p>“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.”</p>	<p>Any reduction in the scale of demolition is welcome on environmental and conservation grounds. However, simply retaining one single wall will have little impact on the total demolition and construction waste and substantial demolition of the original property. (See references to conservation and environmental policies in earlier objections.)</p>

WHITE RENDER INSTEAD OF RED BRICK REAR FACADE	
<p>“The applicants are however happy to amend the materials to incorporate white render to promote more consistency to the rear elevations.”</p>	<p>Our understanding now is that any rear development, if approved, would have to maintain the traditional white render finish.</p> <p>This is welcome and in line with guidance. It does not however address the issues of mass, scale and overbearing.</p>

Thank you for considering our points.

Yours sincerely,
Teresa Poole and Richard Tomlinson