

| | | | | |
|--|----------------------------|---------------------------------------|-------------------------------------|------------|
| Delegated Report | | Analysis sheet | Expiry Date: | 11/06/2018 |
| | | N/A / attached | Consultation Expiry Date: | 24/05/2018 |
| Officer | | | Application Number(s) | |
| Obote Hope | | | 2018/1802/P | |
| Application Address | | | Drawing Numbers | |
| 72 Lawn Road London NW3 2XB | | | See draft decision notice | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| Erection of a rear extension on the flat roof of the terrace at first floor level for ancillary residential floor area (Class C3). | | | | |
| Recommendation(s): | | Grant conditional planning permission | | |
| Application Type: | | Householder planning permission | | |

| | | | | | | |
|---|---|-----------|------------------|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 00 | No. of responses | 02 | No. of objections | 01 |
| | | | No. electronic | 02 | | |
| Summary of consultation responses: | <p>A site notice was displayed from 02/05/2018 to 23/05/2017. Press notice was published on 03/05/2018 to 24/05/2018.</p> | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | <p>Parkhill CAAC raised no objection.</p> <p>The following comment was received from the Belsize Resident Association(BRA);</p> <ol style="list-style-type: none"> 1. The proposal does not resolve the design of the roof and this should be requested in order to facilitate approval. <p>Officer's comments are listed below;</p> <ol style="list-style-type: none"> 1. The roof design of the first floor extension has been revised and would be designed with a sloping roof that would project by approximately 1.3m in depth. As such, roof design would not have a detrimental impact and maintain a similar profile to the main roof. Following this revision the BRA have withdrawn their comment. | | | | | |

Site Description

The application relates to a two storey family dwelling house on the west side of Lawn Road, the property is located within the Parkhill Conservation area. The buildings in the adjoining 70-85 Lawn Road are identified in the Conservation Area Appraisal as making a positive contribution to the character and appearance of the conservation area.

The host building forms a semi-detached property with 73 Lawn Road. However, there are no consistency in scale, symmetry and uniformity with the neighbouring properties to the rear additions that consist of various form of extensions and alterations.

Relevant History

Application property:

8905326 – Planning permission granted on 15/02/1990 for: Construction of a new garage and utility area at ground floor level and bedroom with en-suite bathroom and balcony at first floor level of single family dwelling as shown on drawing nos. 1/1a and 1/2a.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

The Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2018

CPG 1 - Design (July 2015 updated March 2018)

CPG3 – Sustainability (July 2015 updated march 2018)

CPG6 - Amenity (September 2011 updated March 2018)

Parkhill and Upper Park Conservation Area Statement Conservation Area Appraisal and Management Plan 2011

Assessment

1.0 Proposal

1.1 Planning permission is sought for the erection of a single storey rear extension to the annex wing of the terrace to the east elevation at first floor level. The extension would measure approximately 1.3m in depth, 3.2m in width and 2.6m in height and would have a hipped roof form.

1.2 Design of the proposed first floor extension

1.3 The Local Plan planning policies D1 (Design) and D2 (Heritage) are most relevant. Planning policy D1 aims are to secure high quality design that considers the character, setting and form of neighbouring buildings. Policy D1 states that development should respect the character, setting, context, form and scale of neighbouring buildings. This is supported in paragraph 7.2, which emphasizes that the design of development should take into account the pattern and size of blocks, gardens and streets in the surrounding area. Whilst, Policy D2 of the Local Plan requires in cases where an extension would be constructed above ground floor level, a smaller footprint will generally be preferable to compensate for any increase in visual mass and bulk. Thus, the proposal is consistent with policy D1 and D2 of the Local Plan 2017.

1.4 Camden planning guidance 1 (CPG 1) emphasizes that extensions '*respect and preserve the original design and proportions of the building, including its architectural period and style.* Furthermore, the design section of the Local Plan states that development should respect and preserve the historic pattern and established townscape of the surrounding area. The house is considered a pair with No. 73 in terms of design, scale and massing, and there is a consideration to be made about the balance of massing between the pair, which the proposed first floor extension would not impact upon.

1.5 The local area comprises of predominantly residential units and the majority of the properties along the east side of Lawn Road are semi-detached houses and are 2-3 storeys in height. On the west side, the properties are semi-detached four storey brick townhouses and the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (2011) describes the character of Lawn Road as "typically of semidetached pairs of houses with substantial trees in the front and rear gardens".

1.6 The first floor extension would not detract from the aesthetics of the host building on account of the revised roof profile. The flat roof has been omitted and the proposed sloping roof would respect the original design of the host building. In addition, the rear extension would not detract from the architectural period and style with the neighbouring properties. Notably, no's 72 and 73 Lawn Road, which makes a positive contribution to the buildings appearance. The scale and bulk of the proposed rear extension would be subordinate to the main house and the limited scale of this development would not detract from the varying symmetry and uniformity with the neighbouring properties to the rear elevation.

1.7 Parkhill Conservation area statement states that rear extensions should be as unobtrusive as possible. Whilst, CPG guidance suggest that rear extension should be designed to be no more than one storey in height and should not adversely affect the character of the building. In this instance, given the limited scale, the semi-detached nature of the host building and the varying uniformity/symmetry to the rear when looked at in context with the neighbouring properties the proposal is considered appropriate in design and appearance.

1.8 The scale and profile of the façade/fenestration treatment would further enhance the buildings character and the extension would be constructed using a mixture of masonry with Pebbledash render to match the building appearance. The window would be timber framed casement window, which would align with the existing window at ground floor level. Overall, the design would be sympathetic to the architectural character and overall scale of the building as a whole. Thus, the proposal would not be contrary to Local Plan Policies D1 and D2 and limit visual impact would not make the scheme acceptable.

1.9 Amenity

- 1.10 Development should not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking and sense of enclosure in accordance with CPG 6 and planning policy A1 of the Local Plan. It is not considered that the proposed first floor extension would have any significant impact with amenity issues in terms of loss of daylight/sunlight and sense of enclosure with the neighbouring property due to its scale and settings. There are no windows to the flank elevation with no, 71 being any existing windows on the flank elevation with no. 71 Lawn Road. Therefore, the rear extension is considered consistent with policy A1 of the Local Plan and CPG 6 of the London Borough of Camden Supplementary Planning Guidance.
- 1.11 CPG6 says that development should be designed to protect the privacy of existing dwellings to a reasonable degree. CPG 6, also emphasize to ensure privacy. Given the location of the proposed extension on the existing terrace there is no concern with the loss of privacy with the neighbouring properties.

1.12 Recommendation

- 1.13 Grant planning permission subject to conditions.