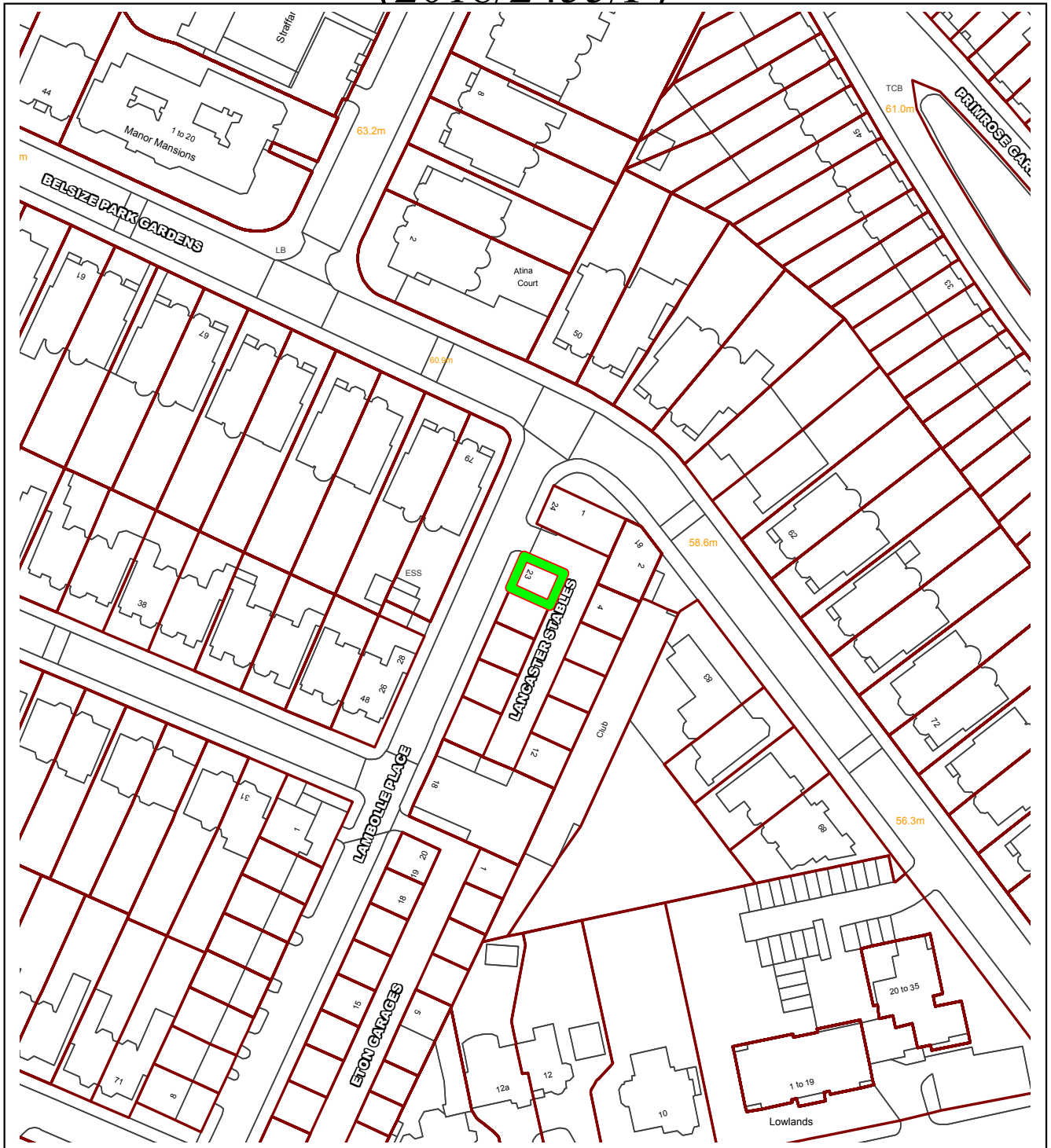


23 Lambolle Place, NW3 4PG (2018/2455/P)



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Photos



1) Bird's eye view of Lambolle Place showing existing terrace



2) Front elevation of site



3) Existing roof access



4) Narrow existing roof access



5) Properties to the rear fronting onto Lancaster Stables

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	24/07/2018
		N/A / attached		Consultation Expiry Date:	22/07/2018
Officer			Application Number(s)		
Sofie Fieldsend			2018/2455/P		
Application Address			Drawing Numbers		
23 Lambolle Place London NW3 4PG			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Extension of existing rear dormer and roof terrace, erection of new balustrade and access hatch. Fenestration alterations to upper floor flat (Class C3)					
Recommendation(s):		Grant conditional Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p><u>Multiple site notices were displayed on 22/06/2018 and expired on 16/07/2018.</u></p> <p><u>A press notice was advertised on 28/06/2018 and expired on 22/07/2018.</u></p> <p>No comments/objections were received during the consultation period.</p>			
Belsize CAAC comments:	<p>The Belsize CAAC were consulted and raised the following objection.</p> <p>“Object to all proposed, new complex changes to the roofscape. Object to all proposed changes to window locations and design. All changes are detrimental to the building’s architecture and the Conservation Area”.</p> <p>Officer response: See sections 2 (revisions) and 4 (design)</p>			

Site Description

The application site is located on the corner of Lambolle Place and Lancaster Stables. The property occupies the first and second floors of the building with a commercial unit on the ground floor which is currently in use as a car repair garage. The property has been subject to a roof extension involving the erection of a front and rear dormer and a rear terrace on top of this dormer which is now considered to be lawful due to the passage of time.

It is noted that properties within this terrace have also been subject to a variety of roof extensions. The terrace to the rear of the site fronting onto Lancaster Stables is characterised by roof terraces.

The application site is within the Belsize Park Conservation Area, however it is not listed and it is recognised as making a neutral contribution to the Conservation Area.

Relevant History

Application site

None

Adjoining Terrace

22 Lambolle Place

2016/3427/P - Roof extension including two front dormers, rear dormer incorporating roof terrace with pergola and new slate roof covering to top flat (Class C3) – **Granted 23/09/2016**

20 Lambolle Place

2010/1394/P - Alteration to existing rear dormer window to recess part of the dormer window to enlarge the balcony at roof level of existing dwelling house (Class C3). – **Granted 18/05/2010**

Lancaster Stables

6-8 Lancaster Stables

PWX0002921– Various alterations including the lowering of the internal ground floor level and the insertion of a new upper ground floor level, and the addition of a mansard roof extension with roof terraces above, in connection with the change of use to 2 self contained 3 bedroom houses. - **Granted 28/05/2001**

6-8 Lancaster Stables

2005/2825/P- Erection of a rear extension over the existing balcony at 2nd floor level plus erection of a timber fence and staircase enclosure at roof level in connection with the formation a roof terrace to the existing dwellinghouse.– **Granted 05/09/2005**

Relevant policies

National Planning Policy Framework (2018)

London Plan 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

G1 Delivery and location of growth

Camden Planning Guidance

CPG1 Design (2015 updated March 2018)

CPG6 Amenity (2011 updated March 2018)

CPG Amenity (2018)

CPG7 Transport (2011)

Belsize Conservation Area Statement (2003)

Assessment

1.0 Proposal

1.1 This application seeks planning permission for:

- Replacement/Extension of existing rear dormer and roof terrace involving increasing the width by 0.93m.
- Extension of existing balustrade to surround terrace and installation of retractable roof access hatch
- Fenestration alterations involving the replacement of the front/rear windows at first and second floor with double glazed timber sash windows and rooflights, relocation of middle rear rooflight and blocking up of 1x side window at first floor

2.0 Revisions

2.1 During the lifetime of the application the following revisions were received in order to address officers concerns:

- Alterations to rear fenestration to retain their design, siting and scale
- Removal of existing bamboo screen to roof terrace labelled on plans
- Alterations to roof access to reduce down its height, massing and visibility
- Change from glass balustrade to metal railings

3.0 Assessment

3.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Belsize Park Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).
- Transport

4.0 Design

4.1 The Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

4.2 The proposal will increase the width of the rear existing dormer and associated roof terrace by 0.93m to the edge of the parapet wall (effectively full width). The height and depth of the existing dormer will remain unchanged. It is noted that Lambolle Place and Lancaster Stables located to the rear of the terrace are characterised by a diverse range of roof extensions and terraces with no uniform style or design. Although the dormer would not comply with the criteria in terms of its scale set out in CPG1 (due to a lack of set in from the roof's edge), it is considered acceptable at this site given the variety of large scale roof extensions found at the neighbouring properties. Despite the dormer not complying with CPG1 it is not considered to appear overly dominant or top heavy on the overall building. In addition the dormer would only be subject to private views and be partially screened by the existing parapet wall. It is considered that as it is only a minor increase and as only private views are afforded and within these views the alterations would still maintain the existing character of the host property and surrounding conservation area.

4.3 Originally a new glazed large scale roof level stairwell was proposed, however amendments were sought to reduce down the height and visibility of this roof access. Following revisions, the roof will now be accessed by a smaller sliding rooflight hidden behind the roof pitch. This will not be visible from Lambolle Place although some partially obscured views will be possible from the upper levels of Lancaster Stables and their roof terraces. Given the surrounding roofscape this installation is not considered to harm the character of the terrace. Revisions were received during the lifetime of the application to retain the existing metal railings at roof level and to extend it along the edge of the new terrace extension and remove the existing incongruous bamboo screening. The dormer materials will match the existing (natural slate). It is considered that these revisions are more in keeping with the character and appearance of the conservation area rather than the extensive glazing original proposed.

4.4 The proposal will replace all windows and rooflights across the first and second floor with double glazed timber sliding sash windows and timber rooflights painted white to match the existing. The principle of replacing them with double glazing is considered acceptable. Following consultation with the Council's Conservation officer revisions were received to maintain the scale and siting of the rear windows at first floor and roof level with a minor repositioning of the middle rooflight at second floor level to accommodate the proposed ensuite bathroom. This retained size and siting of these rear windows are considered to conserve the character and appearance of the host property, terrace and wider conservation area. The Conservation officer raised no objection to the loss of one of the side windows at first floor as it is not sited on one of the primary elevations, so it does not contribute to the symmetry of the existing fenestration.

4.5 Therefore the roof extension and proposed fenestration alterations are not considered to cause harm to the character and appearance of the host property, adjoining terrace or local area in terms of its detailed design, materials, scale or siting. The works are considered to maintain the character and appearance of the Belsize conservation area. The sought amendments are considered to simplify the scheme and improve its overall appearance and detailed design. As such it would comply with the requirements of policies D1 and D2 of the Camden Local Plan. The Council's Conservation Officer was consulted and raised no objection to the proposal.

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

5.0 Amenity

5.1 Local Plan Policy A1 and Camden CPG1 Design seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

5.2 Given the proposed siting of the proposal it is not considered to have an adverse impact of the amenity of any neighbouring property in terms of loss of light. With the exception of one rear rooflight being repositioned, the scale and siting of the replacement windows and rooflights will remain unchanged as will their outlook so they will not result in any additional overlooking or privacy issues. The existing terrace is lawful and it is considered that the proposal will not worsen the existing situation or create additional overlooking or privacy issues. It is not considered to have a material impact on their amenity given the minor increase in width of the terrace.

6.0 Transport

6.1 A CMP would usually be sought for major developments, however there are many instances where smaller schemes can have very significant impacts, particularly within predominantly residential areas. Transport officers have been consulted and considered that that in the context of the site a CMP would not be needed, as there is a residents parking bay in close proximity and a section of single yellow line for deliveries.

7.0 Conclusion

7.1 The proposed development is considered acceptable in terms of both design and amenity. The development is considered to be consistent with the objectives of Camden's policies and guidance.

6.2 Grant conditional Planning Permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20th August 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/2455/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 16 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

SMA Ltd
The studio Applewood
Spinfield Lane
Marlow
SL7 2LD

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

23 Lambolle Place
London
NW3 4PG

DECISION

Proposal:

Extension of existing rear dormer and roof terrace, erection of new balustrade and access hatch.
Fenestration alterations to upper floor flat (Class C3)

Drawing Nos: 1852OS01, 1852AL01 P1 and 1852AL02 P1 Rev.B.

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 policies 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:

1852OS01, 1852AL01 P1 and 1852AL02 P1 Rev.B.

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.

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

David Joyce
Director of Regeneration and Planning