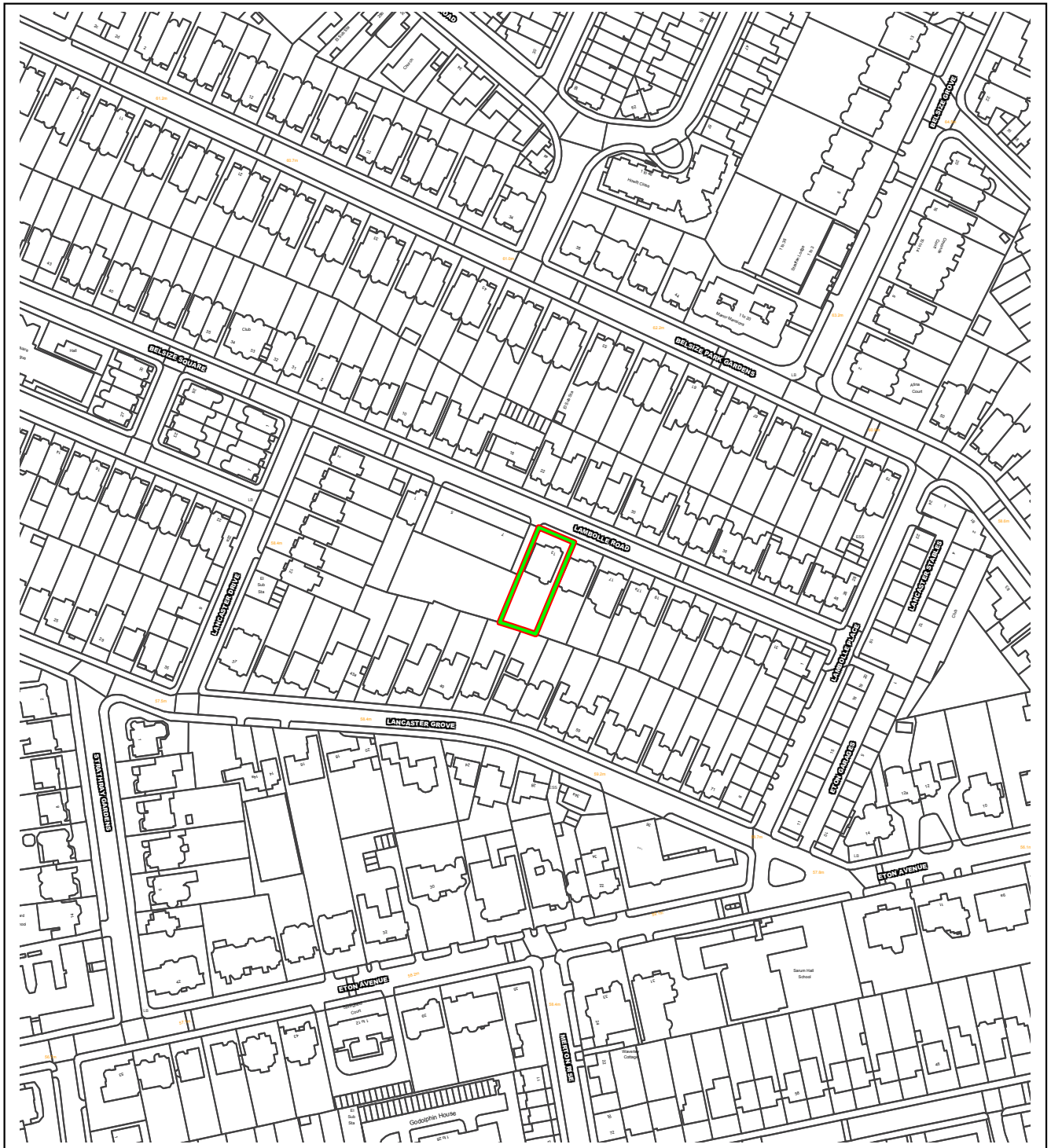


13 Lambolle Road - 2018/2899/P



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Site photographs

1. Rear elevation (right hand side)



2. Rear Elevation (left hand side)



3. Rear elevation



4. Existing bay window



Delegated Report		Analysis sheet		Expiry Date:		15/08/2018	
(Members Briefing)		N/A		Consultation Expiry Date:		12/08/2018	
Officer				Application Number(s)			
Alyce Keen				2018/2899/P			
Application Address				Drawing Numbers			
13 Lambolle Road London NW3 4HS				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of raised balcony to the rear at upper ground floor level with associated spiral staircase.							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>Site notice: 12/07/18 – 05/08/18. Press notice: 19/07/18 – 12/08/18.</p> <p>No comments were received from local residents in response to this application.</p>					
CAAC/Local groups* comments: - Belsize CAAC	<p>An objection was received from the Belsize Conservation Area Advisory Committee on the following grounds:</p> <ul style="list-style-type: none"> • The existing balcony is centred on the bay window, is of modest design and only projects about half a metre. • The proposed full width new balcony is effectively a new upper terrace, which cuts across the feature bay window and projects about two metres into the garden. <p><u>Officer Response:</u></p> <ul style="list-style-type: none"> • <i>See section 2 of this report</i> 					

Site Description

The application relates to a three-storey detached property located on the southern side of Lambolle Road. The property is located in the Belsize Park Conservation Area, it is not a listed building but is identified as making a positive contribution to the character of the conservation area.

Relevant History

2012/1793/P - Removal of side staircase to west elevation, infilling of a doorway and window, and installation of three new windows and a new door to side elevations of dwelling house (Class C3).
Granted planning permission 25/05/2012.

Relevant policies

National Planning Policy Framework 2018

The London Plan March 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG1 Design (July 2015 updated March 2018)

CPG Amenity (March 2018)

Belsize conservation area statement 2003

Assessment

1. Proposal

- 1.1 Planning permission is sought for the erection of a raised balcony at upper ground floor level with an external spiral staircase that would lead down to the rear garden area at lower ground level. The proposed balcony would have an area of approximately 10.2sqm and would be surrounded by black painted metal railings supported by metal posts.

Revisions

- 1.2 Following officer advice, the depth of the proposed balcony was reduced from 3 metres to 2 metres and its design altered to better reflect the angles of the existing bay window.

The main considerations are:

- Design and Conservation
- Neighbour Amenity

2. Design and Conservation

- 2.1 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

- 2.2 The size, scale, depth and proportions of the proposed balcony and staircase are considered to represent subordinate additions that would not have a significant impact on the character and setting of the host and neighbouring buildings.
- 2.3 The proposed balcony would be attached to the existing bay window which is a prominent architectural element that occupies half of the rear elevation at ground and lower ground floor level. In order to maintain this feature the proposed balcony is centred around the bay window and has been purposely designed to reflect the angled form of the bay, ensuring it remains visible and can still be read as a feature of the property. Furthermore, the spacing of the metal balustrade bars and absence of any solid structures (aside from the supporting posts) at lower ground floor level would ensure the bay window remains largely unobstructed by the proposal.
- 2.4 Therefore, the size, scale, depth and proportions of the proposed balcony and staircase are considered to represent subordinate additions that would not have a significant impact on the character and setting of the host and neighbouring buildings.
- 2.5 The proposed balcony would have limited visibility from the public realm, due to its location to the rear of the site and is not considered to have a significant impact on the character of the surrounding conservation area as a result. Furthermore, the proposal would be constructed from cast iron, which is a traditional material and considered in keeping with the character and fabric of the surrounding conservation area.
- 2.6 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 2013.
- 2.7 As such, the proposed development is considered to be in accordance with policies D1 and D2 of the Camden Local Plan 2017.

3. Neighbour Amenity

- 3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.
- 3.2 The proposed balcony would have a depth of approximately 2m and width of 4.5m. Whilst the balcony would result in some increased overlooking of neighbouring properties and gardens, namely No.15 Lambolle Road, its revised depth and form is considered to mitigate this impact, ensuring any views would be at an oblique angle and would not result in unacceptable levels of overlooking. Furthermore, the distance (approximately 4 metres) between the boundaries or Nos. 13 would further help to reduce the impact on neighbouring amenity.
- 3.3 Adequate sunlight/daylight is also considered to be maintained to the lower ground bedroom below the balcony due to the spacing of the cast iron and absence of any solid structures.

3.4 As such, the proposed development is in general accordance with policies A1 of the Camden Local Plan 2017.

4. Recommendation

4.1 Grant planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 28th 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: 2018/2899/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 21 August 2018

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

Phone: 020 7974 4444

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planning@camden.gov.uk

www.camden.gov.uk

Kasia Whitfield Design
90a Fellows Road
London
NW3 3JG

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
13 Lambolle Road
London
NW3 4HS

DECISION

Proposal:

Installation of raised balcony to the rear at upper ground floor level with associated spiral staircase.

Drawing Nos: EX01-100; EX02-50; EX03-50; GA01-100 Rev A; GA02-50 Rev A; GA03-50 Rev A; Design & Access Statement; Cast Iron Elements for the Proposed Balcony & Staircase.

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: EX01-100; EX02-50; EX03-50; GA01-100 Rev A; GA02-50 Rev A; GA03-50 Rev A; Design & Access Statement; Cast Iron Elements for the Proposed Balcony & Staircase.

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