

London Borough of Camden  
Development Management  
2<sup>nd</sup> Floor,  
5 Pancras Square  
c/o Town Hall,  
Judd St  
WC1H 9JE

29 August 2018

Dear Ms Chana

████████████████████ I am writing to object to the planning application for the house next door, 75 Lawn Road (Planning reference [2018/3428/P](#)).

This is the fourth planning applications since January 2018 for 75 Lawn Road, ██████████ Three of those applications appeared in 5 weeks between 26 June and 2 August. What game are the applicants playing? Do they not know what they want? They are exhausting everyone else's time and patience.

The submitted planning application for 75 Lawn Road conflicts with a number of published planning and conservation policies and guidances, including Camden's Local Plan 2017, Camden's supplementary planning guidance CPG 1- Design and CPG 5 – Amenity, and the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy.

Key areas of concern are:

- 2-storey rear extension
- Overbearing development and sense of enclosure at the front of the house

## **1. 2-storey rear extension**

The 2-storey rear extension proposed in Application 1 (2017/6726/P) was refused on both Design and Amenity grounds.

The only difference that I can see in this application, compared to Application 1, is that the rear of the house will retain the existing historic white render that characterises all this row of 1920s Arts & Crafts style houses.

The switch to white render was already offered by the applicants to Camden in February before the refusal. So switching to white render clearly did not address Camden's reasons for refusing this large rear extension.

Why then are they resubmitting this application? The change to the front side dormer was already included in Application 2 (2018/2136/P) which included a broadly acceptable 1-storey rear infill extension, so that element is covered by Application 2.

Changing the colour to white makes no difference to the dimensions of the 2-storey extension and does not change the bulk, scale, and mass of the extension, including its greatly expanded pitched roof. It is clearly still not

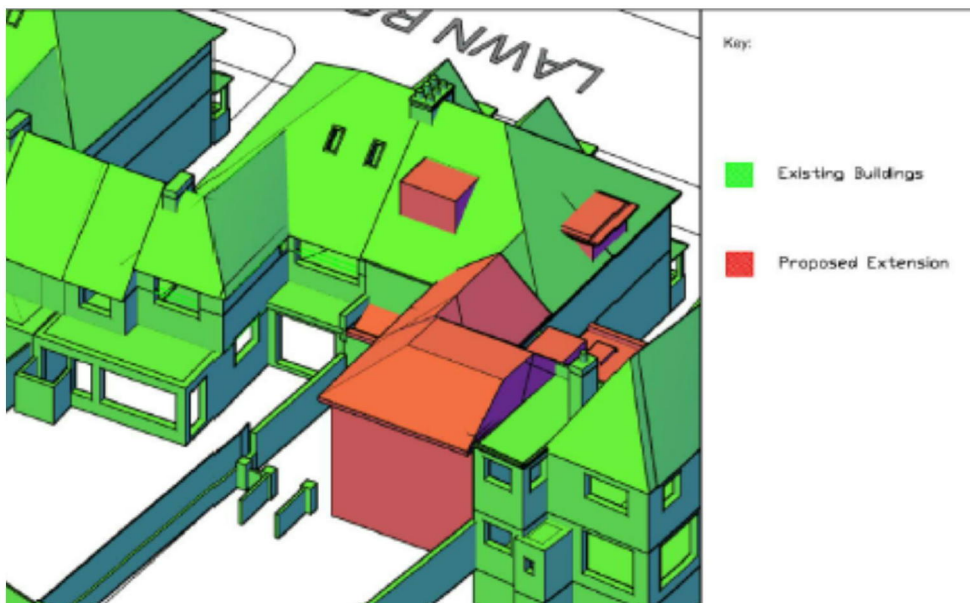
subordinate and not secondary to the existing, original house – indeed the original shape and roofline of the rear of the house will completely disappear.

Building onto the existing rear outrigger at 1<sup>st</sup> floor and roof level creates a cumulative massing that ruins the existing rear balance and symmetry between the paired 74 and 75 Lawn Rd. It also creates a sense of overbearing, loss of outlook and sense of enclosure for the paired house, 74 Lawn Rd.

The 2-storey rear extension will be incongruously large and obtrusive – it is totally out of scale with the existing original house. The development's size will be out of character for the rear of these 1920s Arts & Crafts style family homes.

The proposed new 2-storey rear extension at 75 Lawn Road will be around 6.4 metres wide, more than double the existing width of the rear projection and with a far higher roofline. This scale of development is inappropriate.

A one-storey infill extension, as included in Application 2 (2018/2136/P), would avoid this issue.



**Figure 1: Proposed rebuilt rear as shown in an excerpt from the applicants' submissions for Application 1 (2017/6726/P) Right of Light Consulting's 3D model.**

## **2. Overbearing and sense of enclosure – front of the property**

The text below reiterates my objections to this aspect of Application 1 (2017/6726/P) and Application 2 (2018/2136/P) and Application 3 (2018/3114/P).

I object to the proposed 1<sup>st</sup> floor front projecting extension abutting my house. This extension will project forward by about 2 metres along the boundary wall [REDACTED] (see Figure 2).

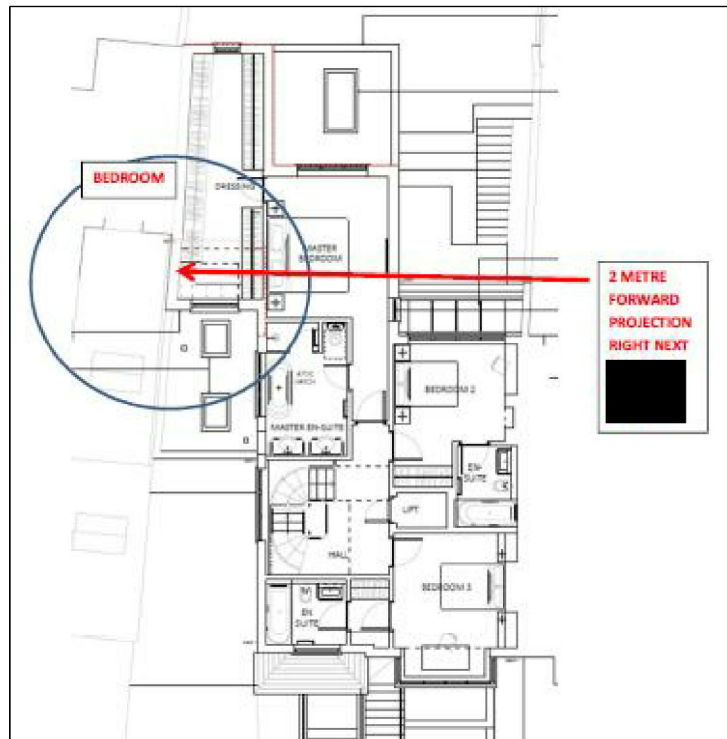


Figure 2: annotated excerpt from submitted plans

Camden Planning did not object to the 1st floor front projection last time, but **there were 2 factual errors in the Camden Planning Officer's Report**

(<http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/7071902/file/document?inline>):

- Para 5.3: Camden Planning wrote: *"The first floor extension would be 2m deep incorporating a dormer window within a pitched roof and would come forward of No. 76s first floor window. No. 76s first floor has dual aspect windows to the first floor room and if it's a bathroom then that is not a habitable room. Therefore it is not considered the first floor extension would have a detrimental impact to the amenities of No. 76 in regards to loss of light, overbearing, overshadowing or privacy impacts."*

**The room that is referred to in this comment is not a bathroom, it is a bedroom.** The fact it is dual aspect at the back is irrelevant to the way the proposed 1<sup>st</sup> floor extension at No. 75 will be over-bearing and create a sense of enclosure as I will be looking out through a tunnel effect that will 'box' me in. **It is not acceptable to**

allow a 2 metre projecting extension along a boundary right next to a bedroom window (see Figure 2). The edge of my window will be just 70 cm from the new 2 metre projection. It seems particularly unnecessary for No. 75 to have this front projection because that 1<sup>st</sup> floor room is shown on the application plans as a wardrobe/dressing room.

- Para 4.2: Camden Planning wrote: *“The first floor extension would be a modest extension which would incorporate a front dormer window within a new pitched roof with lower eaves almost giving the appearance of a cat slide roof. It is noted that **there are other examples within the street scene whereby properties have projected forward at ground and first floor (Nos.72, 73 and 74 part of this terrace)**. Additionally, the front projections are set so far back from the front building line, the impact on the street scene would be minimal. It is therefore considered the design, scale and use of materials for these elements would be considered proportionate to the original dwelling and would not be out of keeping within the street scene.”*

**It is factually incorrect that there are other examples within the street scene whereby properties have projected forward at first floor (Nos.72, 73 and 74 part of this terrace).** Specifically, the 1st floor vertical planes above the side garages of the houses at 73 and 74 Lawn Road are the original 1920s building – **there have not been any alterations in the position of these walls since these houses were built.** At 72 the vertical face of the newer 1<sup>st</sup> floor side extension was built to match 73 and 74. As the applicants at 75 pointed out in their original planning application, the position of the vertical face of the existing side extension at 75 is identical with its historic position according to old plans. **It should not be moved to a new position as this will have an adverse impact on my amenity, as explained above.**

A 2 metre front projection plus front dormer is not a ‘modest extension’ and a new front dormer would set a precedent. It will create the only example along this row of 1920s Arts & Crafts style houses where the 1st floor side elements of two adjacent houses are not flush with each other (i.e. in the same vertical plane). This will look incongruous from the street.

Thank you for your attention.

Yours sincerely,  
Ellen Solomon

