

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/3114/P	Fredrick and Patricia Jackson	29/08/2018 15:56:33	OBJ	<p>We [REDACTED] have become very familiar with the design and style of houses in this part of Lawn Road, in particular the several paired houses such as [REDACTED] 79 Lawn Road. Numbers 74 and 75, as they are at present, are typical of this design and style.</p> <p>One of the common features of these paired houses is that extensions or outriggers at the rear project only to a modest, proportionate extent.</p> <p>Application 1 was refused on the grounds that the rear outrigger "by reason of its design, bulk, scale, mass and use of materials, would not be a subordinate addition to the existing dwelling and would harm the character of the existing dwelling and the surrounding conservation area" and "due to its size, massing and position close to the boundary would have a detrimental impact on the amenities of 74 Lawn Road in regards to overbearing and added sense of enclosure". The addition of white render in Application 4 does not significantly address these grounds.</p> <p>Application 3 includes a proposed outrigger at the rear which is the same in size and shape as that proposed in Applications 1 and 4 with an alteration to reduce the height of a small part to one storey. The small extent of this reduction is apparent from Section BB on page 8 of the proposed architectural drawings. The Rear View 3D Image of the proposed outrigger appears to be out of proportion with this architectural drawing, giving the impression of a larger reduction than is actually proposed. The proposed outrigger continues to be massively out of line with those of the paired houses in the area.</p> <p>The grounds for refusal of Application 1 therefore appear to be wholly relevant to the minimally reduced outrigger proposed in Application 3. Its bulk, scale and mass continue to be such that it would not be subordinate to the existing dwelling, and would harm its character and the surrounding conservation area, and its mass and position close to the boundary would have a detrimental effect on the amenities of 74 Lawn Road.</p> <p>In addition careful perusal of the proposed architectural drawings shows that extensive demolition continues to be planned. This conflicts with Camden Local Plan and the Parkhill and Upper Park Conservation Area Management Strategy, 2011: "The Council will not grant consent for the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area".</p> <p>Application 3 should be refused.</p>