

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/3114/P	Elizabeth Todd	30/08/2018 14:12:20	OBJECTION	APP 3: 2018/3114/P

[REDACTED] a property which looks across to the back of the proposed development site at 75 Lawn Road (planning application reference 2018/3114/P). After reviewing the planning proposal for 75 Lawn Road I would like to make the following comments:

1. Design of rear extension

The applicants have made only a minor adjustment to the overall bulk, size and scale of the rear extension that was refused in application 1 (2017/6726/P). The proposed rear 2-storey extension is still not secondary to the host building, is disproportionate, completely alters the roofscape, is bulky, and too big in scale. It should be refused again. The 1st floor setback of 1.41 metres only relates to part of the overall extension and most of the 6.4 metres wide rear extension still projects out at 2 storeys. In addition, retaining the white render does not address the design reasons from Camden for refusing permission last time.

2. Principle of protecting amenity of neighbours

The proposed rear extension will still have a negative impact on the next door house. The paired houses on Lawn Road and Downside Crescent were originally designed to avoid any sense of enclosure or overbearing for immediate neighbours and this principle should be respected. Any 2-storey rear extension on a house that already has a staggered rear with a wide outrigger will create an increased sense of enclosure and overbearing for the symmetrical house next door. Camden's decision last time on amenity remains correct - the rear extension should be refused.

3. Demolition

I object to the scale of demolition proposed as part of the 75 Lawn Road development. The plans show that the existing house will be demolished apart from the front façade and part of the side façade facing 76 Lawn Road. This hugely exceeds what was proposed for App 1 - 2017/6726/P so it cannot be necessary. As stated in my objections to App 2 (2018/2138/P), such largescale demolition conflicts with the Camden Local Plan 2017 and the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy. Camden should refuse permission for such extensive demolition of this house.

4. Four planning applications

As of 2 August 2018 there have now been 4 separate planning applications from the new owner of 75 Lawn Rd. This strategy of serial planning applications means that I have to resubmit my earlier comments to ensure they are also registered for this application, which wastes both my time and Camden Planning's time.

5. Reiteration of my objections last time on 2017/6726/P regarding negative impact of new rear extension

My other comments last time also apply to this repeat application as I consider they are still valid for this application (note to Planning Officer - these comments that follow are identical to my comments on Application 1 - 2017/6726/P).

I have seen the applicants' image of how the back of the house will look after the two-storey back extension, plus much larger pitched roof, is built. I cannot see how such a departure from the original design of the 1920s house fits in with Camden's planning guidance given that the totality of the extension will be so out of scale and disproportionate to the original house. It will destroy the largely intact classic ebb and flow symmetry of this set of twinned houses (number 74 and 75). I know that the garage extension was [re]built after the Second

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World War. However, given that this newer part of the building is to be demolished as part of the development, should Camden not be asking the applicants to rebuild in a way that echoes the original 1920s design, rather than allowing a development that completely departs from the historic design? A greater emphasis on restoring the original character of the house would be consistent with the Parkhill and Upper Park Conservation Area strategy.

Indeed, Local Plan Policy D1 says that the Council will also require all developments, including extensions to existing buildings, to consider the character and proportions of the existing building, the form and scale of neighbouring buildings and the impact on existing rhythms, symmetries and uniformities in the townscape. I cannot see that the proposed development at 75 Lawn Road meets any of these criteria.

Thank you for your attention,
Elizabeth Hoddy
