

5 LYME STREET, LONDON NW1 0EH

PLANNING, DESIGN AND ACCESS STATEMENT

HOUSEHOLDER ALTERATIONS

NICHOLAS TAYLOR + ASSOCIATES
TOWN PLANNING CONSULTANTS

WWW.NTAPLANNING.CO.UK
INFO@NTAPLANNING.CO.UK

Prepared By



October 2018
Our Ref: 790

CONTACTS

CATHAL BRENNAN
PLANNER
cb@ntaplanning.co.uk



NICHOLAS TAYLOR + ASSOCIATES
TOWN PLANNING CONSULTANTS

LONDON (HEAD OFFICE)

46 JAMES STREET
LONDON
W1U 1EZ

T. +44 (0)20 7636 3961

LEEDS OFFICE

ONE BREWERY WHARF
WATERLOO STREET
LEEDS
LS10 1GX

T. +44 (0)113 220 4521

WWW.NTAPLANNING.CO.UK
INFO@NTAPLANNING.CO.UK

CONTENTS

	Page No.
1. INTRODUCTION	4
2. DESCRIPTION OF SITE AND SURROUNDING AREA	5
3. PLANNING HISTORY	11
4. PRE-APPLICATION CONSULTATION	13
5. PROPOSED DEVELOPMENT	24
6. POLICY FRAMEWORK	27
7. PLANNING ASSESSMENT	28
a. Rear Extension + Roof Terrace	
b. Side Extension	
c. Internal Alterations – Lower-Ground Floor	
d. Internal Alterations – Ground Floor	
e. Internal Alterations – First Floor	
8. SUMMARY AND CONCLUSIONS	30

APPENDIX

1. Camden Pre-Application Advice, received 8 th August 2018	32
2. Camden Pre-Application Advice issued in relation to 7 Lyme Street	39

1.0 INTRODUCTION

- 1.1 This statement has been prepared by Nicholas Taylor + Associates in support of Planning and Listed Building applications to the London Borough of Camden (“the Council” hereafter) for proposed householder alterations to No. 5 Lyme Street, London NW1 0EH.
- 1.2 No. 5 Lyme Street is a three-storey (including lower ground floor) semi-detached property which adjoins No. 6 Lyme Street to the northwest. The property forms part of a group of ten listed buildings that are arranged into five symmetrical pairs. The site is situated within the Regent’s Canal Conservation Area.
- 1.3 The proposals seek to develop a single-storey extension to the rear of the property, and a two-storey side-extension behind the existing side porch. Various alterations to the floor layouts are also proposed to optimise the standard of living space that will be enjoyed by future occupants, whilst paying full regard to heritage matters reflected in the buildings listed status.
- 1.4 Prior to the submission of this application, the applicants have engaged with officers at Camden Council. Pre-application advice has been received from the Council and is incorporated as part of the finalised scheme.
- 1.5 There is an established precedent for this proposal, as other properties within this group of listed buildings have been developed and extended in a similar manner. This report provides further detail on these precedents in support of the application.
- 1.6 This statement is structured as follows:
- Section 2 provides a description of the site and surrounding area.
 - Section 3 details the relevant planning history of neighbouring sites.
 - Section 4 provides an account of pre-application consultation undertaken with the Council. It also details how the proposal has been adapted to the recommendations of the Council, along with a comprehensive justification for the finalised design.
 - Section 5 describes the proposed development.
 - Section 6 outlines the local development framework against which this application will be assessed.
 - Section 7 assesses the finalised proposal. This broadly summarises the points set out in Section 4.
 - Section 8 summarises and concludes this statement.

2.0 DESCRIPTION OF SITE AND SURROUNDING AREA

- 2.1 The application site is a three-storey dwellinghouse situated on the north side of Lyme Street, between the A503 and A5202 local distributor roads, a short distance south of Regent's Canal.

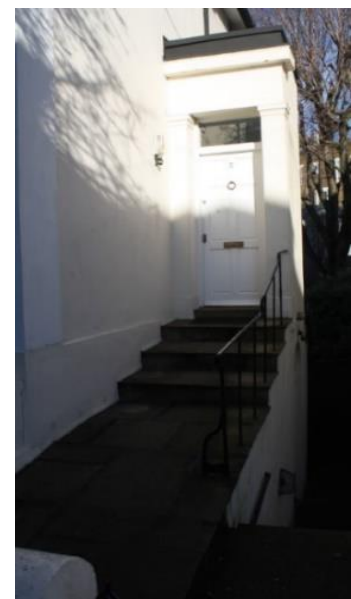


SITE LOCATION MAP

- 2.2 The property comprises a semi-detached house which forms a pair with no. 6 Lyme Street to the north west; this pair is one of five which form a group of 10 similarly designed early Victorian dwellinghouses. The properties are characterised by their stucco facades, rusticated quoins and hipped roofs. Each of these properties is grade II listed.
- 2.3 However, Nos. 5 & 6 differ from the other properties in that they feature full-height pilasters rather than quoins. The main entrance is located within a side porch on the eastern side of the building. There are also steps which lead to a door which offers direct access to the rear garden.



NOS. 5 & 6 AS SEEN WITHIN LYME STREET



MAIN ENTRANCE

2.4 The lower ground floor includes a kitchen to the rear and a bedroom at the front.



LOWER GROUND FLOOR BEDROOM AND KITCHEN

2.5 The ground floor comprises a spacious living area with outlook to both the street and the rear garden.



GROUND FLOOR

2.6 The first floor is made up of a large bedroom and bathroom.



FIRST FLOOR BEDROOM AND BATHROOM

- 2.7 The rear of the property is characterised by brick with gauged arches above the windows. The side porch is set back from the rear façade. There is an existing single-storey rear extension which spans less than half the building's width.



REAR ELEVATION

- 2.8 No. 6 which adjoins to the west reflects the rear elevation of no. 5; however, unlike the application site, it can be seen that the side porch of no.6 is set further back and flush with the principal rear façade.



REAR ELEVATION OF NO. 6 TO THE WEST

2.9 The existing rear extension is of poor quality and serves solely as a storage area for a washing machine and dryer.



EXISTING REAR EXTENSION

2.10 Extensions to neighbouring properties are visible from the rear garden. Nos. 3 and 4 to the east have symmetrical rear extensions in terms of height and depth. No. 6 has a rear extension also, although it is full-width rather than the half-width extension of no. 5. Nos. 7 & 8 to the west have large rear extensions with roof terraces accessible from ground floor level.



NO. 4 (LEFT) AND NO. 7 (RIGHT) SEEN FROM REAR GARDEN

2.11 A large live-work unit with a distinctive corrugated-metal appearance is visible to the rear of nos. 6 & 7. A tall silver maple at the end of the rear garden benefits from a Tree Protection Order.



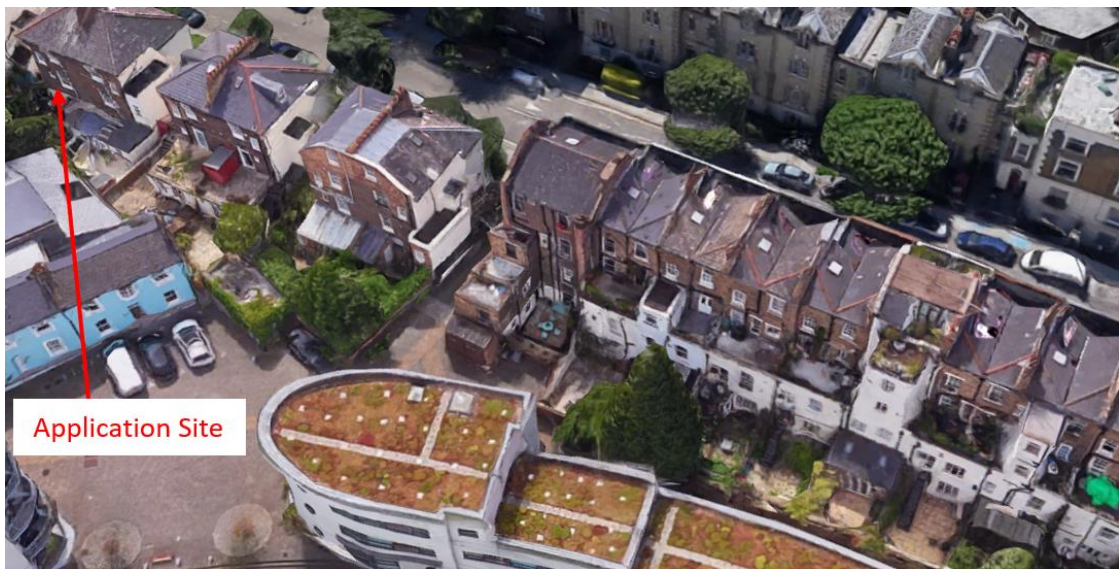
LIVE-WORK BUILDING (LEFT) AND SILVER MAPLE (RIGHT)

- 2.12 Further to the north, nos. 11-19 comprise a terrace of Victorian four-storey buildings that are acknowledged as positive contributors within the Conservation Area.



11-19 LYME STREET

- 2.13 From aerial imagery, it is apparent that nos. 7 & 8 accommodate terraces on their rear extensions. Roof terraces area further prominent features of nos. 11-19 to the north of the site, while Lawford's Wharf incorporates a green roof within its design.



AXONOMETRIC VIEW FROM NORTH OF APPLICATION SITE

2.14 On the opposite side of Lyme Street, there are several grade II listed properties of various architectural styles

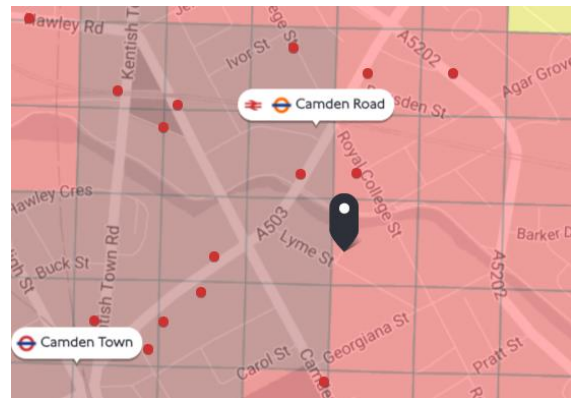


LISTED PROPERTIES

2.15 The site has a Public Transport Accessibility Level (PTAL) rating of 6a, on a scale where 0 is the worst and 6b is the best.

2.16 It is well-served by numerous bus services and is only a short walk from several tube stations.

2.17 The site is highly sustainable in planning terms.



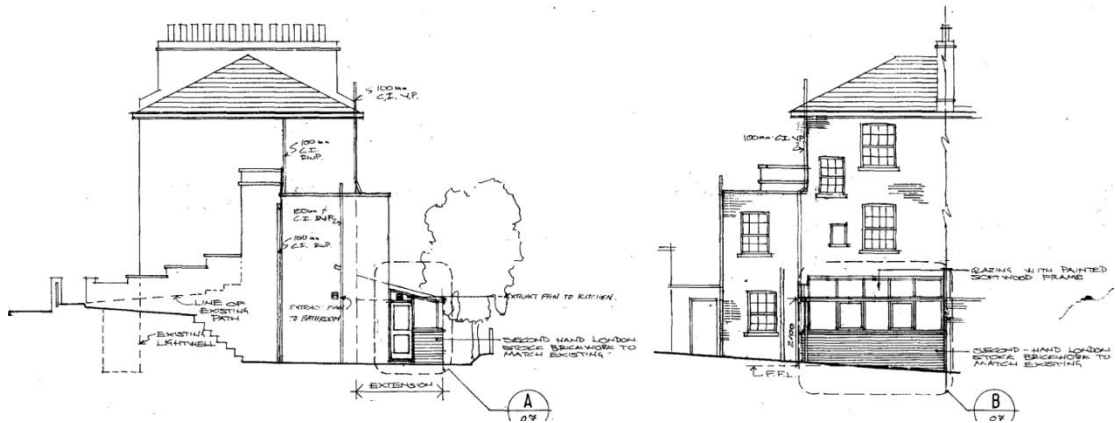
PTAL MAP

3.0 PLANNING HISTORY

3.1 The site does not have any recent or relevant planning history. However, there are numerous applications on neighbouring sites which are of material relevance. We provide a summary below:

No.1 Lyme Street (LPA Ref: 9301384)

3.2 An application for a full-width rear extension was approved on 12th April 1994.



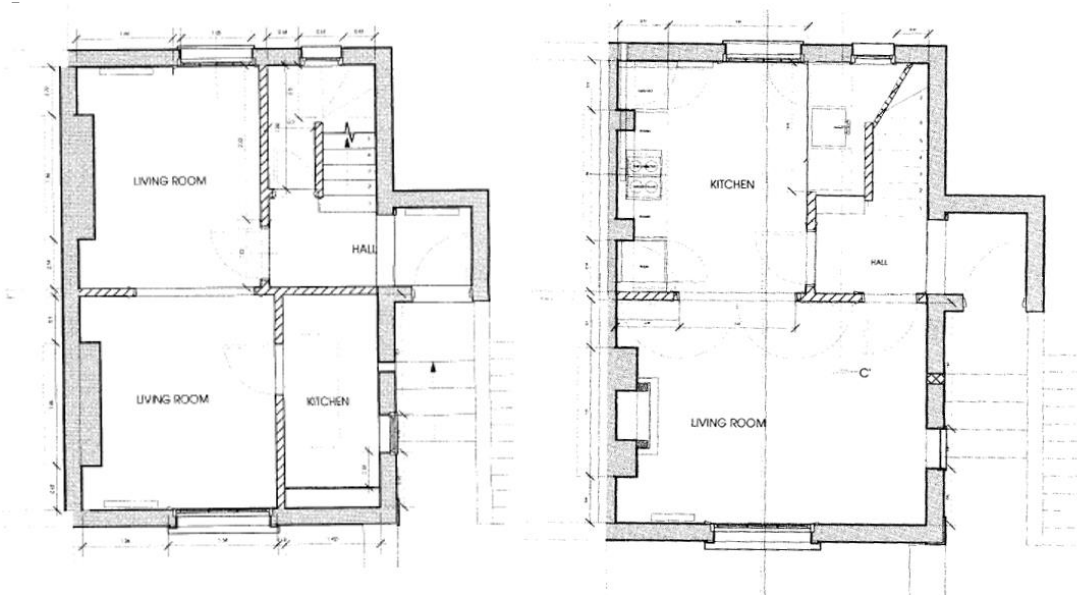
APPROVED SIDE AND REAR ELEVATIONS

No.3 Lyme Street (LPA Ref: PEX0000559/R1)

3.3 An application was submitted in August 2000 which sought to restore the original sash windows and boundary treatment while making various amendments to the internal floor layout of the dwelling.

3.4 The proposed ground floor required the removal of internal partition walls to form a larger kitchen towards the rear with a new counter, storage space and sink, with a consolidated living room at the front of the building.

3.5 The application was approved on 27th September 2000.



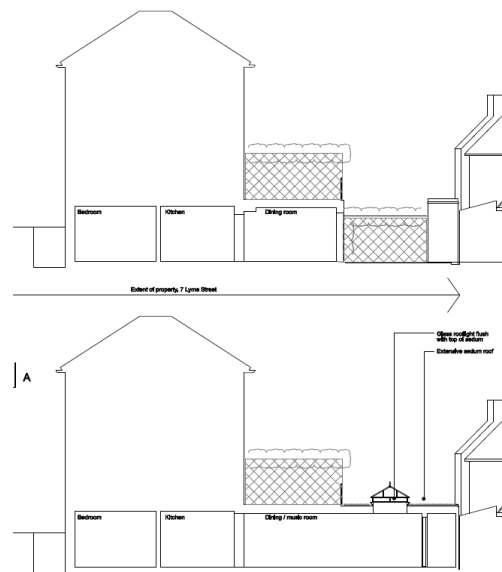
D

GROUND FLOOR LAYOUT

No. 7 Lyme Street (2014/0235/P)

3.6 An application for a full-width single-storey rear extension was submitted to the Council in January 2014.

3.7 Like no.8 which adjoins to the west, no.7 already had a full-width rear extension of 4m depth. The application sought to double the depth of the extension, with an additional glass rooflight to allow light into the proposed dining/music room. The application was refused on 21st February 2014.



EXISTING AND REFUSED SECTIONS

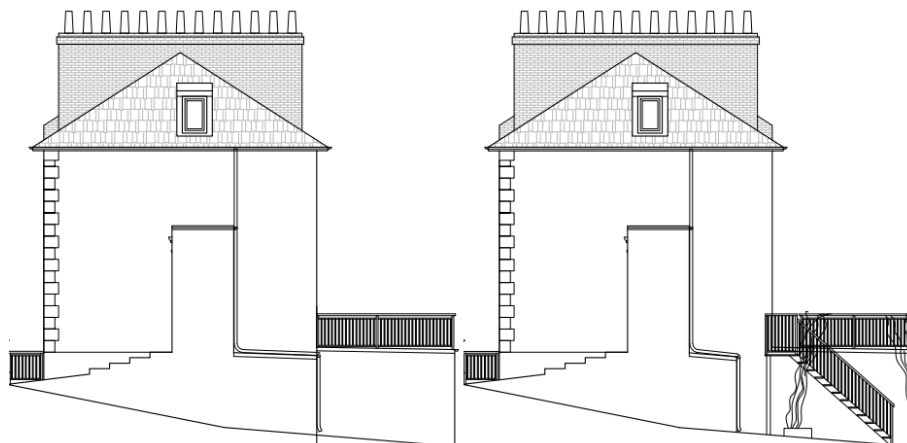
3.8 In their report, officers considered that the proposed extension would result in the loss of a large proportion of the existing garden. It was found that *“the proposed extension would be considered overly dominant even if it were proposed on a rear elevation that had not already been substantially extended”*.

3.9 Furthermore, officers considered that the proposed extension was unacceptable in terms of retaining outdoor space for the occupiers of the house: *“It is acknowledged that the property has a roof terrace, but a family sized unit such as this would be expected to have a garden area as well and further loss of the remaining garden would be detrimental to the amenity of the occupants.”*

3.10 The decision was appealed to the Planning Inspectorate; the Inspector dismissed the appeal on 30th January 2015 on the grounds that the extension would not preserve or enhance the heritage value of the listed building.

No.7 Lyme Street (2016/4118/P)

3.11 An application for a lower ground side extension was granted permission on 25th October 2016. Officers considered that this addition would *“have a design which would integrate well with the existing building in terms of the scale, design and detailed materials”*



EXISTING AND APPROVED SIDE ELEVATIONS

4.0 PRE-APPLICATION CONSULTATION

4.1 A request for pre-application advice was made to the Council on 16th April 2018 (LPA Ref: 2018/1826/NEW). A site visit was carried out on 14th June 2018, and written advice was subsequently issued on 8th August 2018 (see Appendix 1).

4.2 The proposal was described in the written advice as follows:

- ***Erection of a two-storey side extension***, installation of 2 x windows in the east facing flank wall at ground floor level and 1 x window in the north facing elevation at lower ground floor level.
- *Erection of a single storey rear extension, associated terrace on the roof of the proposed extension including a glass balustrade boundary treatment, replacement of fenestration on the rear elevation with patio doors at ground floor level.*
- *Various internal alterations to the subject property on all floor levels including removal and addition of walls and doors, removal of fireplace.*

4.3 For clarity, the above description (where highlighted) is inaccurate in stating that the proposed works include the *erection* of a two-storey side extension; the two-storey extension already exists. The proposed works simply sought to extend this element to the rear, as has been carried out at the adjoining property at No. 6. The Council's description suggested a much more significant quantum of development than what is actually being proposed.

4.4 Section 5 of the written advice contains the Council's assessment of the original proposal as submitted for pre-application advice. The Council draw attention to Policies D1 and D2 of the Local Plan, as well as CPG1 (Design):

"The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character an appearance. In order to preserve or enhance the borough's listed buildings, policy D2 additionally states that the Council will only grant permission for alterations to listed building where those changes do not cause harm to the setting and special interest of the building.

CPG1 (Design) guidance recommends alterations take into account the character and design of the property and surroundings, and that windows, doors and materials should complement the existing buildings."

4.5 A "summary of consideration" is provided, as set out below:

"The proposal to extend at the side and the proposed internal alterations to the subject property is considered unacceptable and would significantly impact upon the significance, character, appearance and fabric of the listed building along with the listed villas as a 'group'. The proposed single storey rear extension could be acceptable subject to the detailed comments below."

COMMENTS ON TWO-STOREY SIDE EXTENSION

“Except for no. 6 Lyme Street, (granted approval in September 1989) extensions above ground floor level are not characteristic of the villas. It is considered that an extension in this location would significantly detract from the **hierarchy of spaces, impact on the historic plan form** and include the **loss of historic fabric of the building itself**. The proposed two storey side extension is considered to detract from the significant architectural merit of the subject property and be **out of character with the listed building and the group as a whole**. In the context of policy D2 (Heritage) and its supporting justifications the proposed extension is **considered out of keeping with the prevailing pattern of surrounding development; also the impact on existing rhythms, symmetries and uniformities in the townscape**.

The applicant has referred to the side extension at no. 6 Lyme Street (see history section above). This extension was erected many years ago and **the Council’s policies and guidelines have changed to reflect impact of development on the local character**. The proposed two storey side extension is therefore considered to be out of character, includes the loss of historic fabric and would significantly detract from the built form, architectural language and traditional appearance and proportions of this villa and the group as a whole. Whilst it is accepted that the increase in depth to the side entrance would not infill the gap at the ground floor level, **it nevertheless would compromise significant views and the gap, which is an established pattern of development characteristic of the north side of Lyme Street**.

The proposal is considered to harm the views from the Conservation Area and as such it is considered that the character and appearance of the Conservation Area would be affected.”

4.6 The Council assert that the extension to the existing two-storey element would have a harmful impact upon the “*hierarchy of spaces*”, stating that the extension would “*compromise significant views and the gap, which is an established pattern of development*”.

4.7 We disagree. The proposed two-storey extension would not compromise any significant views due to its limited scale and the fact that it would be situated behind the *existing* two-storey element. The additional bulk would not be appreciated from any significant views from the street; No. 4 to the east would obscure most views that could be seen while passing the property from the east.



**VIEWS OF PROPOSED SIDE EXTENSION
WOULD BE VERY LIMITED**

4.8 Due to the distance of the proposed extension from the street, its positioning to the rear of the existing two-storey element and its proximity to No. 4 on the eastern side, it is not considered that this element of the proposed works would cause any harm to the “*hierarchy of spaces*”. Rather, the proposed development would bring the property into symmetry with No. 6 which adjoins to the west.

4.9 The Council also express concern regarding the character of the prevailing pattern of development, asserting that the proposed extension would be “*out of character*” with the rest of the terrace, and that it would constitute an unacceptable deviation from “*the existing rhythms, symmetries and uniformities*”. However, as seen from the street, it is clear that there is already a significant amount of variation observable amongst the individual properties of this listed terrace.

4.10 Some buildings have roof terraces; others have side dormer roof extensions and loft conversions with rooflights, while others have pilasters rather than quoins. There is also variation in the plaster window detailing for each property.



4.11 Given the extent of variation within the terrace, it is considered that the proposed two-storey side extension would be appropriate, especially when the property’s adjoining pair accommodates a similar extension. The works will in part complete the symmetry of the pair within the terrace.



VARIANCE AMONGST TERRACE

4.12 Within the pre-application advice, officers suggest that the Council’s policies and guidelines have changed in the last thirty years (when some of these previous works were undertaken). However, this is spurious as the principle of design and conservation policies remain constant over that time; the policies that existed in the late 1980s were ostensibly the same in principle as those which exist today. Such policies always argue for the preservation and enhancement of heritage assets, and that development responds positively within its context. While it is appreciated that the development framework has changed since 1989, the general principles of heritage conservation remain the same.

4.13 The fact that the existing extension at No. 6 is almost 30 years old means that it has become an established element of that building; extending No. 5 in a similar way would bring this pairing into symmetry with one another once more.

- 4.14 There is a significant caveat to the Council's written advice that must be taken into consideration.
- 4.15 In 2016, a request for pre-application advice was submitted in relation to 4 Lyme Street. It was sought to develop a two-storey side extension, and a ground-floor rear extension atop the existing lower ground floor rear extension. Two design options were presented as part of this pre-application advice.



LEFT: EXCERPT FROM PRE-APP ADVICE FOR NO. 5 LYME ST

- 4.16 In July 2017, a freedom of information request was submitted to the Council to view the pre-app advice that was given. This advice is included within Appendix 2 of this statement.
- 4.17 In their advice, the Council argued against the principle of a ground-floor rear extension. **The exact same wording, with the same grammatical errors, appear to copied by the case officer and included within our pre-application advice – however, this wording was applied to the principle of our proposed two-storey side extension, which is completely different to the ground floor rear extension proposed at 4 Lyme St.** See below comparison of text from our pre-app advice (left) and that issued in relation to 4 Lyme St two years ago (right).

Two storey side extension
 Except for no. 6 Lyme Street, (granted approval in September 1989) extensions above ground floor level are not characteristic of the villas. It is considered that an extension in this location would significantly detract from the hierarchy of spaces, impact on the historic plan form and include the loss of historic fabric of the building itself. The proposed two storey side extension is considered to detract from the significant architectural merit of the subject property and be out of character with the listed building and the group as a whole. In the context of policy D2 (Heritage) and its supporting justifications the proposed extension is considered out of keeping with the prevailing pattern of surrounding development; also the impact on existing rhythms, symmetries and uniformities in the townscape.

The applicant has referred to the side extension at no. 6 Lyme Street (see history section above). This extension was erected many years ago and the Council's policies and guidelines have changed to reflect impact of development on the local character. The proposed two storey side extension is therefore considered to be out of character, includes the loss of historic fabric and would significantly detract from the built form, architectural language and traditional appearance and proportions of this villa and the group as a whole. Whilst it is accepted that the increase in depth to the side entrance would not infill the gap at the ground floor level, it nevertheless would compromise significant views and the gap, which is an established pattern of development characteristic of the north side

of Lyme Street.

5

The proposal is considered to harm the views from the Conservation Area and as such it is considered that the character and appearance of the Conservation Area would be affected.

Ground floor rear extension
 Except for no.6 Lyme Street, (granted approval in September 1989) extensions at ground floor level are not characteristic of the villas; although at the basement floor level; there are some single-storey rear extensions of varied design, sizes and use of materials. It is considered that an extension in this location would significantly detract from the hierarchy of spaces, impact on the historic plan form, include the loss of historic fabric of the building itself; and the proposed extension is considered to detract from the significance and be out of character of the listed building and the group as a whole. In the context of policy DP25 (Conserving Camden's heritage) and its supporting justifications the proposed extension is considered out of keeping with the prevailing pattern of surrounding development; also the impact on existing rhythms, symmetries and uniformities in the townscape.

The applicant has referred to the side extension at 6 Lyme Street (see history section above). This extension was erected many years ago and the Council's policies and guidelines have changed to reflect impact of development on the local character. As proposed, the extension would not respect the local character and is considered to adversely harm the character and the appearance of the conservation and is unacceptable.

LEFT: EXCERPT FROM PRE-APP ADVICE FOR NO. 5 LYME ST
RIGHT: EXCERPT FROM 2016 PRE-APP ADVICE FOR NO. 4 LYME ST

- 4.18 The fact that two paragraphs of text were directly lifted from this 2016 advice and applied to an incomparable element of our proposal raises the question as to whether any thoughtful consideration was given to the proposed works whatsoever.
- 4.19 This significant inconsistency supports our view that the Council's stance on the proposed two-storey side extension is overly prescriptive. Given the level of variation observable amongst the individual properties of the terrace, the existing analogous extension to No. 6 and the extremely limited impact that would result in terms of visibility, it is considered that the proposed two-storey side extension would preserve the character and appearance of the listed terrace, the host property and the Regent's Park Conservation Area.

COMMENTS ON SINGLE-STOREY REAR EXTENSION

“It was noted on the site visit that a small single storey rear extension is currently in situ at the subject property. It would be helpful for the Councils assessment at application stage if the history on this existing extension is provided in a heritage report. Please be advised that the advice provided in this report is based on the information provided to the Council at the current time and if new information comes to light this would need to be fully considered.

*It was noted on site that there are some single storey rear extensions in situ at neighbouring properties. **The principle of a single storey rear extension is therefore considered acceptable** as this element already forms part of the character of the group of listed buildings on Lyme Street.”*

- 4.20 As stated in the heritage statement submitted as part of this application, the existing rear extension can be seen in the 1914 OS map as referenced in the Conservation Area Appraisal document. As the existing extension is in disrepair, the replacement extension would serve to enhance the quality and setting of the listed building.

*‘The proposed extension is considered to appear subordinate to the main building in terms of its location, form, scale and proportions, and would retain a reasonable amount of garden space. It would respect the prevailing pattern of development within the group of listed buildings. As the proposed rear extension is located at lower ground floor level it would not be dominant in private views from neighbouring properties and it would not be visible from the public realm resulting in a limited visual impact. **However, there are concerns regarding the proposed patio door opening at lower ground floor level. This element of the proposal should be revised as the fenestration should respect the character and design of the existing building.**’*

- 4.21 At lower-ground floor level, the patio door is replaced with more traditional doors with mullions. This amended design would appear more in keeping with the character and design of the existing building.



COMPARISON BETWEEN PRE-APP REAR ELEVATION (LEFT) AND FINALISED REAR ELEVATION (RIGHT)

*“Since the roof terrace above the proposed single storey rear extension would be a similar scale and sited in a similar location to existing rear terraces at neighbouring properties, this element of the proposal is therefore considered to already form part of the existing character of the surrounding area and could be supported in this instance. **However, there are concerns regarding the fenestration alterations at upper ground floor level. It may be appropriate to only create one set of french doors within the existing opening.**”*

4.22 While the design has been amended to include more traditional doors at the lower-ground floor extension, the rear elevation treatment at upper-ground floor as presented within the pre-application drawings has been retained as part of the finalised scheme.

4.23 It is considered that the proposed openings would align with the fenestration at first-floor level and would match the character and appearance of the host building. Furthermore, it would not be practical to create a single set of french doors within the existing opening, as residents would then need to pass through a bedroom in order to access the roof terrace, as such, an additional opening onto the roof terrace would be necessary in order to meet the needs and requirements of future occupants. This view is supported by Historic England’s *Constructive Conservation in Practice* document, which promotes “constructive conservation”:

*“‘Constructive Conservation’ is the broad term adopted by Historic England for a positive and collaborative approach to conservation that focuses on actively managing change. The aim is to recognise and reinforce the historic significance of places, **while accommodating the changes necessary to ensure their continued use and enjoyment.**”*

4.24 The written advice continues:

*“The proposed glass balustrading boundary treatment on the rear terrace is not considered to be a suitable material and would fail to harmonise with the character and appearance of the listed building. The applicant is advised that **black railings which are a similar scale and design to neighbouring listed buildings would be a more sympathetic design approach.**”*



4.25 The finalised scheme has been amended to incorporate the Council’s advice.

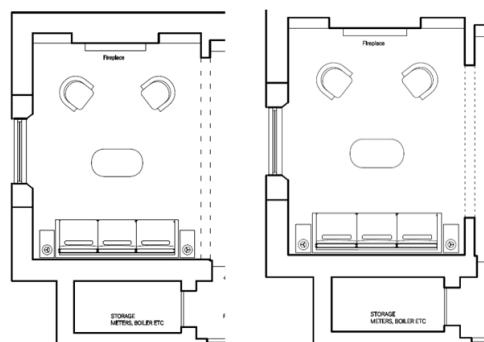
COMMENTS ON INTERNAL ALTERATIONS

“Sections 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) are relevant. This require the local planning authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The effect of this section of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation.

There are no concerns with the proposed internal access created between the main property and the proposed single storey rear extension at lower ground floor level since the original plan form appears to remain legible, conveying the sense that one is leaving the original house and passing into a subsidiary space. However, **the extent of the demolition** to create access between the rooms labelled as bedroom and kitchen on the existing lower ground floor plan **is considered excessive**. It is advised that **a narrower access is created** in this location to ensure that the historic plan form of the listed building is retained.”

- 4.26 The proposed plan has been revised to include more of the historic fabric between the proposed living and dining areas, while maintaining this space as a contemporary and open-plan living environment.

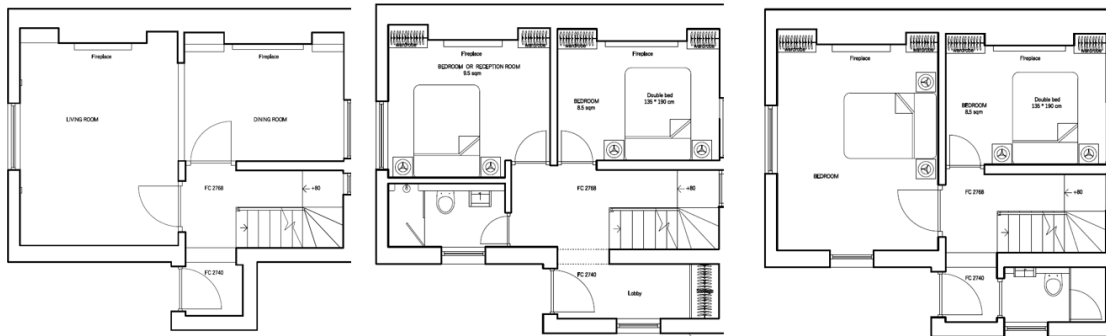


MORE HISTORIC FABRIC RETAINED AT LOWER GROUND FLOOR LEVEL IN FINALISED DRAWINGS (RIGHT)

“At ground floor level, there are no concerns regarding the addition of an internal wall to create two bedrooms. However, there are concerns regarding the **internal alterations to accommodate a new bathroom at ground floor level!** This element of the proposal would significantly alter the historic plan form of the listed building and cannot be supported. Furthermore, **it is advised that the original footprint and layout of the stairs and landing** on the ground and first floor level should be retained to ensure the preservation of the buildings historic plan and fabric.”

- 4.27 The Council’s advice has been incorporated into the finalised scheme. As can be seen below, the floor plan proposed at pre-application stage involved the loss of the historic plan, with the insertion of an additional bathroom within the existing living room.

4.28 In the finalised plan, the historic plan has been retained, with the bathroom set within the proposed two-storey side extension. The existing gap between the living room and the dining room would be infilled to provide separation between the two proposed bedrooms. The existing landing would be retained.



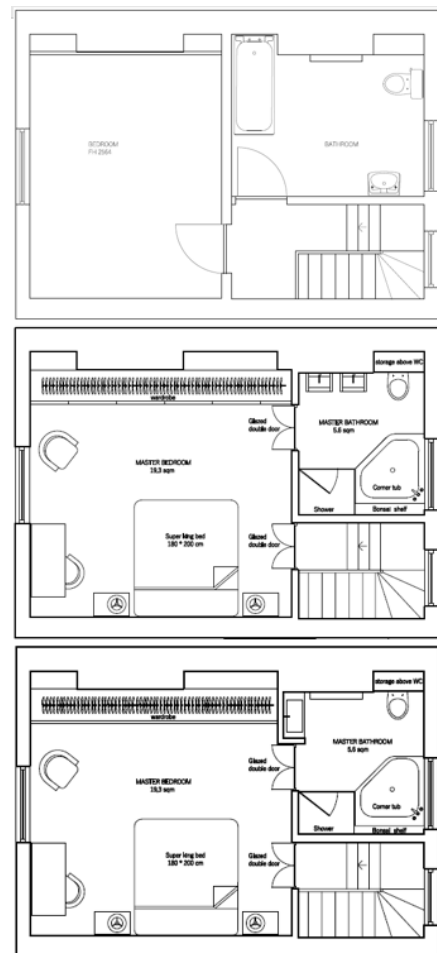
L-R: EXISTING, PRE-APP AND FINALISED GROUND FLOOR PLANS

4.29 It is considered that the finalised ground floor plan meets the recommendations of the Council.

*“At first floor level, the proposed internal alterations are also considered to impact on the historic plan form, include the loss of historic fabric of the building itself; and the proposed alterations are considered to detract from the significance and be out of character of the listed building. **The removal of the original fireplace would also mean the loss of original material and damage to the plan form of the building.** There may be scope to provide a small access between the bedroom and bathroom, however **the current internal layout and original fireplaces on the first floor should be retained overall.**”*

4.30 The finalised plan at this level would be broadly the same as that which was presented as part of the pre-application scheme; however, the original fireplace would now be retained.

4.31 As detailed in the heritage statement submitted alongside this application, the first-floor does not have any notable features or mouldings. The proposed alterations would therefore not result in the loss of any significant historic fabric, especially with the retention of the fireplace.



TOP-BOTTOM: EXISTING, PRE-APP AND FINALISED FIRST FLOOR PLANS

- 4.32 Paragraph 196 of the NPPF is of relevance on this point. This paragraph states the following:

*“Where a development proposal **will lead to less than substantial harm** to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, **securing its optimum viable use.**”*

- 4.33 “Significance” in terms of heritage policy is defined in the NPPF glossary as the heritage interest of a building that “*may be archaeological, architectural, artistic or historic*”. However, no clear definition of what constitutes “*substantial harm*” is included within the NPPF or its glossary. Clarification on this point is provided within the Planning Policy Guidance section of www.gov.uk, which reads as follows:

“How to assess if there is substantial harm?”

*What matters in assessing if a proposal causes substantial harm is **the impact on the significance of the heritage asset**. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

- 4.34 The Planning Policy Guidance continues:

*“Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. **For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest.** It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*

*While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. **Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all.**”*

- 4.35 The property is listed as part of the terrace of Nos. 1-10 Lyme St. The listed description reads as follows:

“Nos.1-10 (Consecutive) GV II Street of 10 semi-detached villas. Mid C19. Stucco with rusticated quoins except Nos. 5 & 6 with pilasters at the angles. Hipped slated roofs with projecting eaves and central slab chimney-stacks. 2 storeys and semi-basements. 1 window each. Stucco porticoes on returns with flanking pilasters carrying entablature; doorways with fanlight and panelled doors. Architraved sashes, ground floor with alternating triangular and segmental pediments to each pair; 1st floor with architrave forming pilasters and bracketed sills; some retaining margin lights. Nos. 3 & 4 originally with cast-iron balconies to ground floor windows. INTERIOR: not inspected.”

- 4.36 The wording of the listing indicates that the “*key element of [the] special architectural or historic interest*” of the terrace is its external architectural form. The proposed internal alterations at first-floor level would therefore not have any impact on the architectural significance of the building.

- 4.37 With regard to the NPPF and Planning Policy Guidance, it can be derived that the proposed works to the first-floor would cause less than significant harm “*or no harm at all*” to the property’s special architectural and historic interest of the property.
- 4.38 It is considered that the proposed internal alterations at this level are justified; as the original proposal has been amended to retain the historic floor plan of the lower floors, the Council should allow for the modernisation of this upper floor as this would secure the site’s “*optimum viable use*” as per Paragraph 196. as a compromise. The removal of the landing and some partition walls would make better use of this space without any harm to the building’s external appearance
- 4.39 Furthermore, the extent of the works to the first-floor would be similar to those permitted at 3 Lyme Street, where a significant amount of the historic fabric was removed in order to provide a more open-plan and modern living environment (LPA Ref: PEX0000559/R1, discussed in previous section of this Statement).
- 4.40 In light of the above analysis, the proposed works should be seen to be acceptable in relation to the character of the listed terrace, the architectural significance of the host building and the appearance of the Regent’s Park Conservation Area.

COMMENTS ON INTERNAL ALTERATIONS

“Local Plan Policy A1 and Camden CPG6 Amenity seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

*The scale of the proposed single storey rear extension is considered to be **a modest addition** which would not result in any detrimental impact on the residential amenity of neighbouring occupiers. **Further, the impact of the proposed two storey side extension would be mitigated by the existing built form at the neighbouring property no 4.** Any windows proposed in the flank wall of the subject property should be obscure glazed and fixed shut so that it is non-openable at a height less than 1.7 metres above the finished floor to safeguard the privacy of neighbouring occupiers.”*

- 4.41 It is notable that the case officer refers to the single-storey rear extension as “*modest*”, while stating that the impact of the two-storey side extension would be mitigated by the “*existing built form at ... No. 4*”. These two factors should also provide justification for the two-storey side extension in terms of its design in relation to the host dwelling and its prominence within the streetscene.

*“Some overlooking would occur to neighbouring garden space, mainly from the proposed rear terrace. The proposed screening panel along the shared boundary with no. 6 would help to mitigate this impact. **It is advised that the proposed screening panel measures an increased height of 1.7m instead of 1.5m.** However, it was noted on site that habitable rooms are in situ at no. 4 which could be overlooked from the proposed terrace. There are therefore concerns regarding impact on the neighbouring amenity of no. 4 in terms of overlooking and loss of privacy as a result of the proposed terrace. **A screening panel along the east terrace boundary may help to mitigate this impact, however it would firstly need to be tested in terms of visual impact before it could be deemed supportable.***

*In respect of noise nuisance, the proposed rear terrace would have the potential to fit a table or chairs, however, the door leading out to the terrace is from the landing and bedroom and not a kitchen or lounge which may decrease the likelihood of the terrace being used for entertainment purposes. **It is***

not considered that the terrace will contribute to a significantly more harmful amount of noise generation than the existing situation at neighbouring terraces.”

- 4.42 In accordance with the written advice, a timber screening panel measuring 1.7m in height would be included to mitigate privacy concerns to No. 4 to the east. The below drawing demonstrates that the occupants standing in the terrace would not have views to the side-facing windows of No. 4.



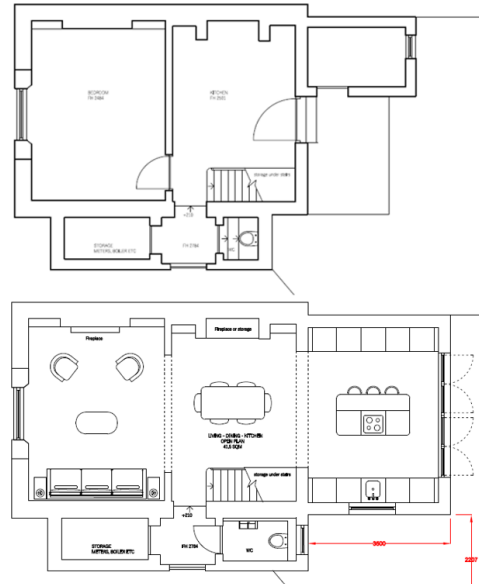
PROPOSED SCREENING WOULD PROTECT PRIVACY OF NO. 4

5.0 PROPOSED DEVELOPMENT

5.1 This application seeks to add a single-storey (lower ground) rear extension, a two-storey side extension behind the existing two storey side entrance porch, a roof terrace and some internal alterations.

5.2 At lower ground floor, the existing rear extension would be demolished and replaced with a full-width extension that would extend 3.5m from the rear façade. The existing bedroom and kitchen would become amalgamated with the proposed extension, providing an open plan living/kitchen/dining area.

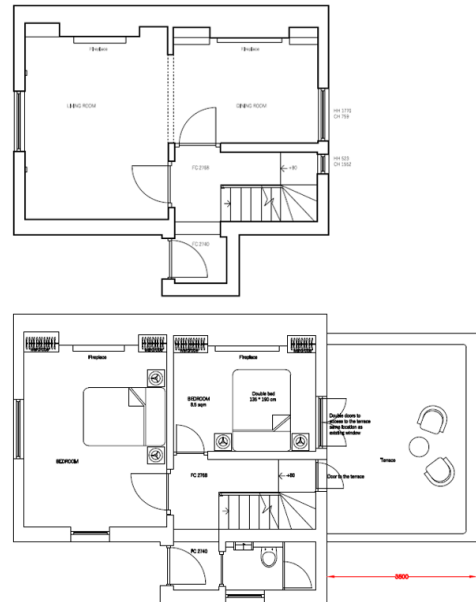
5.3 The existing WC would be enlarged as part of the two-storey side extension.



EXISTING AND PROPOSED LOWER GROUND FLOOR PLAN

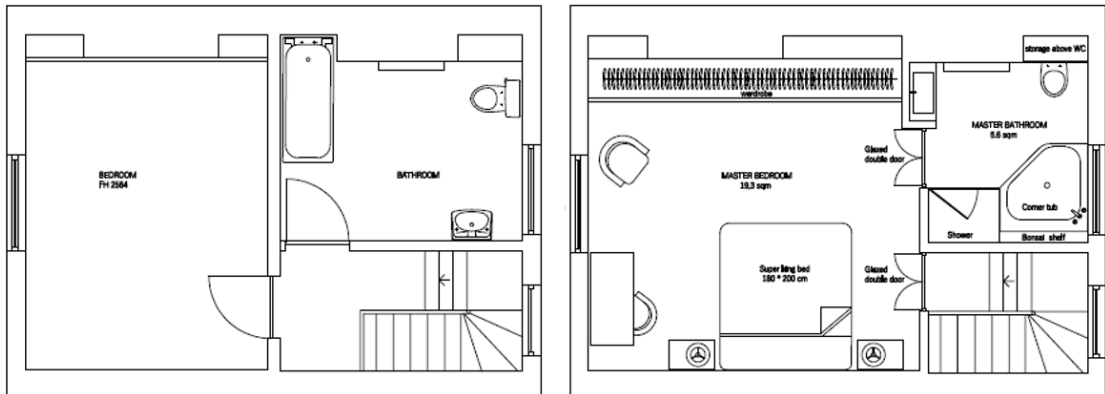
5.4 At ground floor, the existing dining room and living room are repurposed to provide two double bedrooms. A family bathroom would be included within the two-storey side extension.

5.5 An outdoor terrace would be provided atop the proposed lower ground floor rear extension, providing an additional area of private amenity space for the benefit of the occupants.



EXISTING AND PROPOSED GROUND FLOOR PLAN

5.6 The first floor would be rationalised to form a master bedroom with ensuite. The original fireplace within the existing bathroom would be retained.



EXISTING AND PROPOSED GROUND FLOOR PLAN

5.7 A two-storey side extension would be developed behind the existing side porch.



EXISTING AND PROPOSED SIDE ELEVATION

5.8 The proposed side extension has been designed to respect that of No. 6 Lyme Street which adjoins to the north; the resulting development would improve the appearance and symmetry of the semi-detached pair.



PROPOSED REAR ELEVATION IN CONTEXT OF 6 LYME STREET

- 5.9 The rear elevation would largely retain the appearance of its fenestration, which is typical of properties within the terrace.
- 5.10 Doors designed to match the existing fenestration would allow access to the proposed terrace from ground floor level.
- 5.11 Matching doors would allow access to the rear garden from the lower ground floor.



EXISTING AND PROPOSED REAR ELEVATION

6.0 POLICY FRAMEWORK

6.1 The following documents comprise the relevant Local Development Framework, and are relevant to this proposal:

National

National Planning Policy Framework 2012

London

The London Plan (with consolidated alterations) 2016

London Borough of Camden

Local Plan 2017

Camden Planning Guidance 1: Design 2015

Camden Planning Guidance 2: Housing 2016

Regent's Canal Conservation Area Appraisal and Management Strategy 2008

7.0 PLANNING ASSESSMENT

a. Rear Extension + Roof Terrace

- 7.1 The Regent's Canal Conservation Area Appraisal and Management Strategy states that rear extensions should be *"as unobtrusive as possible and should not adversely affect the character of the building or the conservation area... Within the terrace or group of buildings what is permissible will depend on the original historic pattern of extensions."*
- 7.2 The proposed rear extension was seen to be acceptable by the Council within their written advice.
- 7.3 The rear patio door at lower-ground floor level has been replaced with more traditional doors to match the appearance of the host property.
- 7.4 The proposed outdoor terrace atop the rear extension and would be accessible from the ground floor. It is similar in size and scale to existing terraces at Nos. 7 & 8 to the immediate north. Sufficient screening would ensure that there would be no overlooking to No. 4 to the east. Two openings would allow access from the ground-floor bedroom and the ground-floor landing.
- 7.5 In light of the above, it is considered that the proposed rear extension and associated roof terrace are acceptable.

b. Side Extension

- 7.6 CPG1: Design states that side extensions should be *"no taller than the porch (and) set back from the main building"*.
- 7.7 The proposed side extension complies with these requirements. As this extension would be located behind the existing two storey side porch and would be largely obscured by the mass of No. 4, it would be predominantly obscured within views from the street and would not have a significant impact upon the appearance of the host building.
- 7.8 Moreover, as the proposed side extension is comparable with the two-storey side extension at No. 6., it's adjoining pair, it is considered that this element of the proposal would improve the architectural symmetry between the two semi-detached dwellinghouses while remaining sufficiently subservient in appearance. Furthermore, given the degree of variation amongst the individual properties of the terrace, it would not detract from their overall character or architectural integrity.



TWO-STOREY SIDE EXTENSION AT NO. 6

c. Internal Alterations - Lower-Ground Floor

- 7.9 As per officer advice, more of the internal fabric between the existing bedroom and kitchen has been retained as part of the finalised scheme.

d. Internal Alterations - Ground Floor

- 7.10 This floor has been amended to include a bathroom within the two-storey side extension element, thereby allowing for the modernisation of the dwelling in a manner which would respect the relationship between the host building and the adjoining property at No. 6. This revision also allows for the retention of the historic floor plan at this level.

e. Internal Alterations – First Floor

- 7.11 Alterations to this floor should be seen to be appropriate, as there would be no significant impact upon the architectural significance of the host building or the listed terrace as a whole. The proposed alterations would allow for “*optimum viable use*” of the site as per Paragraph 196 of the NPPF.
- 7.12 The building is grade II listed on account of its external appearance, rather than on the merit of any significant internal features. Notwithstanding this, the architects have sought to respect the existing form of the interior as much as possible. Following written advice, the scheme has been amended to retain the original fireplace.
- 7.13 Furthermore, as detailed within the heritage statement, the mouldings and detailing of this floor are not significant; alterations to the floor plan at this level should therefore be acceptable, especially given the compromises provided within the finalised design in relation to retaining the plan of the lower floors.
- 7.14 The precedent at 3 Lyme Street as discussed in Section 3 of this statement provides justification for the level of alterations proposed.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 This statement has been prepared by Nicholas Taylor + Associates in support of the proposed development of a single-storey rear extension, roof terrace, two-storey side extension to the rear of an existing two storey porch, and internal alterations to 5 Lyme Street, London NW1 0EH.
- 8.2 The proposed single-storey rear extension would match the historic pattern of extensions made to properties within the terrace of Nos. 1-10 Lyme Street.
- 8.3 The proposed roof terrace would not cause harm to the privacy of No. 4 to the west, and is consistent with neighbouring examples
- 8.4 The proposed two-storey side extension to the rear of an existing two storey element, would bring the property into symmetry with No. 6 which adjoins to the west. The extension would not be discernible from the street.
- 8.5 The proposed internal alterations would allow for the property to be brought to its "*optimum viable use*" as per Paragraph 196 of the NPPF, whilst paying due regard to the buildings listed status. The loss of some of fabric should be seen to be acceptable, as the architectural interest of property primarily relates to the external architectural form of terrace rather than the internal detailing. Alterations at first-floor level in particular should be seen to be acceptable, given the lack of any notable detailing.
- 8.6 The rearrangement of the internal floor layouts would rationalise the floor area of the dwellinghouse, creating a modern and comfortable space that would provide a high-quality living environment to future occupants, whilst paying due regard to the listed status of the host building.
- 8.7 In light of the above, we respectfully request that permission is granted.

APPENDICES

APPENDIX ONEWritten Advice, received 8th August 2018

1

Date: 16/03/2018
Our ref: 2018/1826/PRE
Contact: Lisa McCann
Direct line: 020 7974 1568
Email: lisa.mccann@camden.gov.uk

Dear Mr Brennan

Re: 5 Lyme Street, London, NW1 0EH



Planning Solutions Team
Planning and Regeneration
Culture & Environment
Directorate
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

www.camden.gov.uk/planning

Thank you for submitting a pre-planning application enquiry for the above property which was received on 16/04/2018 together with payment of £1,236.26. A site visit meeting was carried out on 14th June 2018.

1. Proposal

The proposal includes:

- Erection of a two storey side extension, installation of 2 x windows in the east facing flank wall at ground floor level and 1 x window in the north facing elevation at lower ground floor level.
- Erection of a single storey rear extension, associated terrace on the roof of the proposed extension including a glass balustrade boundary treatment, replacement of fenestration on the rear elevation with patio doors at ground floor level.
- Various internal alterations to the subject property on all floor levels including removal and addition of walls and doors, removal of fireplace.

2. Site description

The host building is a listed semi-detached dwellinghouse villa. It is grade II listed along with nos.'1-10' and sits within the Regents Canal Conservation Area.

3. Relevant planning history

1 Lyme Street

April 1994 – PP Granted – Erection of single-storey rear extension; Ref. 9301384

April 1994 – LBC Granted - Internal and external alterations including a single storey rear extension; Ref. 9370228

NB. The Council records indicate that the approved revised drawings omitted the side extension

2 Lyme Street

April 2003 – PP granted - First floor extension to existing single storey lean to at rear, blocking up of door to basement level; Ref. PEX0300075

First floor extension to existing single storey lean - to at rear; blocking up of door to basement level; Ref. LEX0300039

4 Lyme Street

November 1982 - PP Granted - Change of use to 2 self-contained dwelling units including works of conversion and erection of a single storey extension at the rear; Ref. HB/2881

November 1982 - LBC Granted - Change of use to two self-contained dwelling units including works of conversion and the erection of a single storey extension at the rear; Ref. H12/34/24/34114.

6 Lyme Street

September 1989 – PP Granted - Erection of a rear extension at ground floor level to provide a bathroom for the maisonette; Ref. 8970458

September 1989 – Associated LBC Granted – Erection of a rear extension at ground floor level; Ref.8903343

8 Lyme Street

November 2003 – PP Refused - Erection of a first floor rear extension; Ref. 2003/2204/P

November 2003 – LBC Refused - Erection of a first floor rear extension. Ref. 2003/2207/L

9 Lyme Street

December 1998 – Granted - Erection of two single storey extensions at side and rear lower ground floor levels – Ref PE9800716 & LE9800717

August 1999 – Granted - Excavation of cellar at rear below a conservatory extension at lower ground floor level. Demolition and rebuilding of a conservatory at rear lower ground floor level and excavation of a new basement together with works of underpinning. – Ref PE9900309 & LE9900310

4. Policies 3
- National Planning Policy Framework (2012)
 - London Plan (2016)
 - Camden Local Plan (2017)
 - A1 – Managing the impact of development
 - D1 – Design
 - D2 – Heritage
 - Supplementary Guidance
 - CPG1 – Design
 - CPG6 – Amenity
 - Regent's canal conservation area appraisal and management strategy (2008)

5. Assessment

The planning considerations material to the determination of this application are as follows:

- Design & impact on the internal and external fabric and appearance of the listed building and the character and appearance of the conservation area
- Neighbour amenity

Design and heritage

The application site comprises a grade II listed building within the Regents Canal Conservation Area. The Council therefore has a statutory duty outlined in Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character appearance and significance of these heritage assets.

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance. In order to preserve or enhance the borough's listed buildings, policy D2 additionally states that the Council will only grant permission for alterations to listed building where those changes do not cause harm to the setting and special interest of the building.

CPG1 (Design) guidance recommends alterations take into account the character and design of the property and surroundings, that windows, doors and materials should complement the existing buildings

Summary of consideration

The proposal to extend at the side and the proposed internal alterations to the subject property is considered unacceptable and would significantly impact upon the significance, character, appearance and fabric of the listed building along with the listed villas as a 'group'. The proposed single storey rear extension could be acceptable subject to the detailed comments below.

Two storey side extension

Except for no. 6 Lyme Street, (granted approval in September 1989) extensions above ground floor level are not characteristic of the villas. It is considered that an extension in this location would significantly detract from the hierarchy of spaces, impact on the historic plan form and include the loss of historic fabric of the building itself. The proposed two storey side extension is considered to detract from the significant architectural merit of the subject property and be out of character with the listed building and the group as a whole. In the context of policy D2 (Heritage) and its supporting justifications the proposed extension is considered out of keeping with the prevailing pattern of surrounding development; also the impact on existing rhythms, symmetries and uniformities in the townscape.

The applicant has referred to the side extension at no. 6 Lyme Street (see history section above). This extension was erected many years ago and the Council's policies and guidelines have changed to reflect impact of development on the local character. The proposed two storey side extension is therefore considered to be out of character, includes the loss of historic fabric and would significantly detract from the built form, architectural language and traditional appearance and proportions of this villa and the group as a whole. Whilst it is accepted that the increase in depth to the side entrance would not infill the gap at the ground floor level, it nevertheless would compromise significant views and the gap, which is an established pattern of development characteristic of the north side

of Lyme Street.

The proposal is considered to harm the views from the Conservation Area and as such it is considered that the character and appearance of the Conservation Area would be affected.

Overall, this element of the proposal would fail to preserve or enhance the heritage asset and would cause harm to its special architectural and historic interest, contrary to policies D1 and D2 of the Camden Local Plan, London Plan and the NPPF.

Single storey rear extension and associated rear terrace

It was noted on the site visit that a small single storey rear extension is currently in situ at the subject property. It would be helpful for the Council's assessment at application stage if the history on this existing extension is provided in a heritage report. Please be advised that the advice provided in this report is based on the information provided to the Council at the current time and if new information comes to light this would need to be fully considered.

It was noted on site that there are some single storey rear extensions in situ at neighbouring properties. The principle of a single storey rear extension is therefore considered acceptable as this element already forms part of the character of the group of listed buildings on Lyme Street.

The proposed extension is considered to appear subordinate to the main building in terms of its location, form, scale and proportions, and would retain a reasonable amount of garden space. It would respect the prevailing pattern of development within the group of listed buildings. As the proposed rear extension is located at lower ground floor level it would not be dominant in private views from neighbouring properties and it would not be visible from the public realm resulting in a limited visual impact. However there are concerns regarding the proposed patio door opening at lower ground floor level. This element of the proposal should be revised as the fenestration should respect the character and design of the existing building.

Since the roof terrace above the proposed single storey rear extension would be a similar scale and sited in a similar location to existing rear terraces at neighbouring properties, this element of the proposal is therefore considered to already form part of the existing character of the surrounding area and could be supported in this instance. However there are concerns regarding the fenestration alterations at upper ground floor level. It may be appropriate to only create one set of french doors within the existing opening.

The proposed glass balustrading boundary treatment on the rear terrace is not considered to be a suitable material and would fail to harmonise with the character and appearance of the listed building. The applicant is advised that black railings which are a similar scale and design to neighbouring listed buildings would be a more sympathetic design approach.

Internal alterations

Sections 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") are relevant. This requires the local planning authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The effect of this section of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation.

There are no concerns with the proposed internal access created between the main property and the proposed single storey rear extension at lower ground floor level

6

since the original plan form appears to remain legible, conveying the sense that one is leaving the original house and passing into a subsidiary space. However the extent of the demolition to create access between the rooms labelled as bedroom and kitchen on the existing lower ground floor plan is considered excessive. It is advised that a narrower access is created in this location to ensure that the historic plan form of the listed building is retained.

At ground floor level, there are no concerns regarding the addition of an internal wall to create two bedrooms. However there are concerns regarding the internal alterations to accommodate a new bathroom at ground floor level. This element of the proposal would significantly alter the historic plan form of the listed building and cannot be supported. Furthermore, it is advised that the original footprint and layout of the stairs and landing on the ground and first floor level should be retained to ensure the preservation of the buildings historic plan and fabric.

At first floor level, the proposed internal alterations are also considered to impact on the historic plan form, include the loss of historic fabric of the building itself; and the proposed alterations are considered to detract from the significance and be out of character of the listed building. The removal of the original fireplace would also mean the loss of original material and damage to the plan form of the building. There may be scope to provide a small access between the bedroom and bathroom, however the current internal layout and original fireplaces on the first floor should be retained overall.

Amenity

Local Plan Policy A1 and Camden CPG6 Amenity seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

The scale of the proposed single storey rear extension is considered to be a modest addition which would not result in any detrimental impact on the residential amenity of neighbouring occupiers. Further, the impact of the proposed two storey side extension would be mitigated by the existing built form at the neighbouring property no 4. Any windows proposed in the flank wall of the subject property should be obscure glazed and fixed shut so that it is non-openable at a height less than 1.7 metres above the finished floor to safeguard the privacy of neighbouring occupiers.

Some overlooking would occur to neighbouring garden space, mainly from the proposed rear terrace. The proposed screening panel along the shared boundary with no. 6 would help to mitigate this impact. It is advised that the proposed screening panel measures an increased height of 1.7m instead of 1.5m. However it was noted on site that habitable rooms are in situ at no. 4 which could be overlooked from the proposed terrace. There are therefore concerns regarding impact on the neighbouring amenity of no. 4 in terms of overlooking and loss of privacy as a result of the proposed terrace. A screening panel along the east terrace boundary may help to mitigate this impact, however it would firstly need to be tested in terms of visual impact before it could be deemed supportable.

In respect of noise nuisance, the proposed rear terrace would have the potential to fit a table or chairs, however, the door leading out to the terrace is from the landing and bedroom and not a kitchen or lounge which may decrease the likelihood of the terrace being used for entertainment purposes. It is not considered that the terrace will contribute to a significantly more harmful amount of noise generation than the existing situation at neighbouring terraces.

6. Conclusion

The current proposal is considered unacceptable in principle due to the harmful impact on the Grade II listed host property and the neighbouring semi-detached pairs of villas, and also the harm on the residential amenity of no. 4 Lyme Street.

7

However, the development could be acceptable in principle subject to design modifications. It is advised that the proposed two storey side element is removed from the proposal and that the applicant adheres to the above advice regarding both internal and external alterations to the subject property.

7. Planning application information

If you wish to submit a planning application, please ensure that the following is provided:

- Completed form
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and Access statement
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours putting up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. You are advised to contact your neighbours prior to submission, to discuss the proposals.

Non-major applications are typically determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Lisa McCann

Planner
Planning Solutions Team

APPENDIX TWO**Written Advice issued in relation to No 4 Lyme Street**

London Borough of Camden
Information and Records
Management
Judd Street
London.
WC1H 9JE
e-mail:
foi@camden.gov.uk

Date: 12 July 2018

Ref: FOI11389

Dear Requester

Thank you for your request for information dated 15 June 2018 about pre-application advice in relation to 4 Lyme Street. We have dealt with this under the Environmental Information Regulations 2004 (EIR 2004).

Response

The council holds the information requested. However, we are redacting some of the information because it is subject to an exception under the EIR 2004. The answers to your questions are below. We have stated where we are withholding information and what exception applies.

Response

I understand that a request for pre-application advice had been submitted in relation to 4 Lyme Street, NW1 0EH sometime in the recent past. I would like to view the written advice that was provided.

Please find enclosed the relevant document as requested.

We have redacted the names and contact details of relatively junior council officers and third parties where it is not reasonable to release them, under the exception Regulation 12(3) for personal data.

Further Information:

Why not check our Portal [Open Data Camden](#) before making a new request as your question may already be answered by a previous [FOI response](#) or in one of our many useful and interesting datasets.

Your Rights

If you are not happy with how your response was handled you can request an Internal Review within 2 months of this letter by email to foireviews@camden.gov.uk or post: Information and Records Management Team, London Borough of Camden, Town Hall, Judd Street, London WC1H 9JE. Please quote your case reference number. If you are not satisfied with the Internal Review outcome you can complain to the Information Commissioner's Office at casework@ico.org.uk telephone 0303 123 1113, or post to Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF. The ICO website www.ico.org.uk may be useful.

Yours sincerely

Peter Williams
Information and Records Management Officer
Telephone: 020 7974 7857



Date: 22 June 2016
Our Ref: 2016/1841/PRE
Contact: Hugh Miller: 020 7974 2624

Email: hugh.miller@camden.gov.uk

Development Management
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

[REDACTED]

Dear [REDACTED]

Request for Planning Pre-Application Advice
Planning enquiry regarding: 4 Lyme Street, London WC2A 3TG

Thank you for your email request of 4 April 2016 for written pre-application advice about the following proposal:

Erection of full-width glazed extension, option1; and or half-width extension including enclosed roof terrace option 2 at ground floor level rear; enlarge side extension; plus new access openings in rear flank wall of self-contained flat.

Set out in the attached document is my observation on the proposal as related to the principal issues and what you need to do in order to submit a valid planning application for your proposal.

Please be aware that this is an informal officer opinion, which cannot prejudice any decision of the Council following the submission of a formal application.

I trust this answers your query.

Should you require any further information please contact me on the above telephone number.

Thank you for using Camden's pre-application advice service.

Yours sincerely

Hugh Miller –Planning Officer
For Director of Culture and Environment

Pre-Application advice 2016/1841/PRE**4 Lyme Street**

Proposal: *Erection of full-width glazed extension, option 1; and or half-width extension including enclosed roof terrace option 2 at ground floor level rear; enlarge side extension; plus new access openings in rear flank wall of self-contained flat.*

History**1 Lyme Street**

April 1994 – PP Granted – Erection of single-storey rear extension; Ref. 9301384

April 1994 – LBC Granted - Internal and external alterations including a single storey rear extension; Ref. 9370228

NB. The Council records indicate that the approved revised drawings omitted the side extension

2 Lyme Street

April 2003 – PP granted - First floor extension to existing single storey lean to at rear, blocking up of door to basement level; Ref. PEX0300075

First floor extension to existing single storey lean - to at rear; blocking up of door to basement level; Ref. LEX0300039

4 Lyme Street

November 1982 - PP Granted - Change of use to 2 self-contained dwelling units including works of conversion and erection of a single storey extension at the rear; Ref. HB/2881

November 1982 - LBC Granted - Change of use to two self-contained dwelling units including works of conversion and the erection of a single storey extension at the rear; Ref. H12/34/24/34114.

6 Lyme Street

September 1989 – PP Granted - Erection of a rear extension at ground floor level to provide a bathroom for the maisonette; Ref. 8970458

September 1989 – Associated LBC Granted – Erection of a rear extension at ground floor level; Ref.8903343

8 Lyme Street

November 2003 – PP Refused - Erection of a first floor rear extension; Ref. 2003/2204/P

November 2003 – LBC Refused - Erection of a first floor rear extension. Ref. 2003/2207/L

Policies**LDF Core Strategy**

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS9 - Achieving a successful Central London

CS14 - Promoting high quality places and conserving our heritage

Development Policies

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage
DP26 - Managing the impact of development on occupiers and neighbours
DP28. Noise and vibration

Camden Planning Guidance 2015.

CPG1 (Design): Section 4: Extensions, alterations and conservatories.

CPG6 (Amenity): Sections 1-4.

Regents Canal Conservation Area Appraisal and Management (2008)

The London Plan 2016

National Planning Policy Framework (Adopted March 2012)

1.0 Assessment

The main planning issues are: a] Design & impact on the internal and external fabric and appearance of the building and the character and appearance of the conservation area, b] neighbour amenity.

The host building is a listed semi-detached villa, listed along with nos.'1-10' and sits within the Regents Canal Conservation Area. It comprises 2 self-contained flats; 1 at the basement level and the other at ground and 1st floor levels; each with independent entrances.

2.0 Design

The proposal to extend at the rear and to the side is considered unacceptable and would significantly impact upon the significance, character, appearance and fabric of the listed building along with the listed villas as a 'group'.

Ground floor rear extension

Except for no.6 Lyme Street, (granted approval in September 1989) extensions at ground floor level are not characteristic of the villas; although at the basement floor level; there are some single-storey rear extensions of varied design, sizes and use of materials. It is considered that an extension in this location would significantly detract from the hierarchy of spaces, impact on the historic plan form, include the loss of historic fabric of the building itself; and the proposed extension is considered to detract from the significance and be out of character of the listed building and the group as a whole. In the context of policy DP25 (*Conserving Camden's heritage*) and its supporting justifications the proposed extension is considered out of keeping with the prevailing pattern of surrounding development; also the impact on existing rhythms, symmetries and uniformities in the townscape.

The applicant has referred to the side extension at 6 Lyme Street (*see history section above*). This extension was erected many years ago and the Council's policies and guidelines have changed to reflect impact of development on the local character. As proposed, the extension would not respect the local character and is considered to adversely harm the character and the appearance of the conservation and is unacceptable.

Side (entrance) extension

Although there are very few examples (*no.1 Lyme St. see history section above*) where the villas have made alterations to the entrance side block, the proposal to extend at no.4 is considered to be out of character, include the loss of historic fabric and would significantly detract from the built form, architectural language and the symmetry of the semi-detached pair of buildings, traditional appearance and proportions of this villa and the group as a whole. Whilst it is accepted that the increase in depth to the side entrance would not infill the gap at the ground floor level, it nevertheless would compromise significant views and the gap, which is an established pattern of development characteristic of the east side of Lyme Street.

The proposal is considered to harm the views from the Conservation Area and as such it is considered that the character and appearance of the Conservation Area would be affected.

The proposals in their current form are considered to lead to less than substantial harm to the significance of the designated heritage asset, and the applicants have not brought forward any public benefits which can be out-weighed by such harm, as per paragraph 134 of the NPPF, "*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use*".

I also refer to Planning Inspector comments in respect of a proposed rear extension where he states, paragraph 6 "*...the proposal would affect only the rear of the property, it would be largely unnoticed in the majority of public views and the effect on the townscape would not be as apparent as a change to the front of the property. However, the significance of the CA derives from the buildings and layout as a whole, regardless of whether particular elements are open to public view...*". (See Appeal Ref: APP/X5210/W/16/3141776; Council ref. 2015/2902/P; 76 Croftdown Road, London NW5 1HA) Please also view paragraph 7; <http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance/>

Demolition of rear wall

The proposed openings of the rear wall and side entrance would impact on the historic plan form, include the loss of historic fabric of the building itself; and the proposed alterations are considered to detract from the significance and be out of character of the listed building and the group as a whole. Generally, therefore, the proposals are considered not in accordance with LDF policies, CPG1- design guidelines or the guidelines of the Regent's Cana Conservation Area Statement.

Amenity

There are several mature trees and shrubbery located between no.4 and neighbouring buildings in Royal College Street that provide some screening. The rear of no.4 is visible from some residential properties in Royal College St. and it is considered that the proposed extensions would not cause harm to residential occupiers' amenity in terms of loss of privacy, day/sunlight or outlook and is considered acceptable. The proposal is in compliance with DP26.

Conclusion:

The proposed extensions and alterations are considered unacceptable in principle due to the harmful impact on the Grade II listed host property and the neighbouring semi-detached pairs of villas.

Photos



Entrance



Kitchen



Single storey extensions at basement level



View of houses – royal College Street.



Option A

Option B