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Planning Solutions Team
Planning and Regeneration
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Dear Mr Brennan

Re: 5 Lyme Street, London, NW1 0EH

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

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 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.

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

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.

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**

