

Delegated Report		Analysis sheet	Expiry Date:	16/04/2019
		N/A / attached	Consultation Expiry Date:	31/03/2019
Officer			Application Number(s)	
Sofie Fieldsend			2019/0983/P	
Application Address			Drawing Numbers	
5 Lawn Road London NW3 2XS			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of first floor side extension				
Recommendation(s):		Refuse planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed on the 01/03/2019 and the consultation period expired on the 25/03/2019. A press notice was advertised on 07/03/2019 and expired on 31/03/2019.</p> <p>No responses were received during the consultation period.</p>					
Parkhill CAAC and the Belsize Society	<p>Parkhill CAAC objected on the following grounds:</p> <p>‘Object to any increase in height to the side extension’.</p> <p>The Belsize Society objected to this proposal on the following grounds:</p> <ol style="list-style-type: none"> 1. The existing side elevation has two windows bringing natural light into the side of the property. The lower window has a particularly attractive semi-circular head which would disappear. The elimination with an extension would destroy these features. 2. The existing side extension has a roof line that is no higher than the ground floor ceiling line. The proposed extension destroys the geometry of the property. 3. There is a clear open space above the existing side extension which will be substantially reduced. 4. It will set a harmful precedent which would materially affect the character of the conservation area and seriously erode the concept of ‘a villa’. 5. The currently observed trees in the gaps between the semi-detached villas would disappear, instead creating a continuous row of terraced houses 					

Site Description

The site is a four storey semi-detached property situated on the eastern side of Lawn Road and is located within the Parkhill Conservation Area to which it is identified as a building that makes a positive contribution. The property is subdivided into 2 flats.

This side of the road is characterised by pairs of semi-detached villa properties.

Relevant History

26857 - Erection of a 2-storey side addition to provide a workshop and self-contained flat on the garden floor and kitchen/living room on 1st floor, including a balcony at rear. – **Granted 31/10/1978**

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Draft London Plan (2017)

Camden's Local Plan (2017)

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 - Heritage

Supplementary Guidance

CPG Design (2019)

- Chapter 2: Design excellence

CPG Altering and extending your home (2019)

- Chapter 3: Extensions rear and side

CPG Amenity (2018)

Parkhill and Upper Park conservation area appraisal and management strategy (2011)

Assessment

1.0 Proposal

1.1 Planning permission is sought for a single storey side extension at first floor. It will measure 4m wide by 10m deep and sit on top of the existing two storey side extension at lower and upper ground floor levels.

2.0 Assessment

2.1 The main considerations in relation to this proposal are:

- Design and Appearance
- Impact on the amenity of adjoining occupiers

3.0 Design and Appearance

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; and the character and proportions of the existing building. Policy D2 additionally states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area. Camden's design policies are supported by Camden Planning Guidance Design.

3.2 CPG Design states that 'good design should respond appropriately to the existing context by:

- ensuring the scale of the proposal overall integrates well with the surrounding area
- carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area
- positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks. This is particularly important in conservation areas.'

3.3. CPG Altering and extending your home, paragraph 3.3 states that 'Extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged. This is because such extensions no longer appear subordinate to the building.'

3.4 It further states that side extensions should be:

- located adjacent to the side and rear elevations of the building;
- subordinate to the original building in height and scale;
- no taller than the porch; and
- set back from the main building

3.5 The Parkhill and Upper Park conservation area appraisal and management strategy highlights that significant gaps between buildings are a key characteristic of the conservation area that is being eroded. It states 'there is a presumption for the retention of gaps between buildings where they fulfil an important townscape role and make a positive contribution to the character and appearance of the conservation area. The infilling of gaps is seldom acceptable in principle. However, there may be some instances where development of this type would preserve or enhance the character of appearance of the conservation area'.

3.6 This document further adds that where infill extensions are acceptable in principle they should:

- be no more than two storeys in height with the highest part of the extension no higher than the line of the cornice to the front porch. Mansard roofs and entrance doors into the side extension are not considered acceptable.
- be subordinate to the design of the main building and clearly read as an extension.
- be set back from the front and rear building lines by a minimum of 1m (a larger setback may be required in some circumstances).

3.7 It is noted that this property has already been subject to a two storey side extension historically and does not mirror its adjoining neighbour which has a much smaller subordinate side extension. The proposal will sit on top of this existing side extension and further unbalance this property from its attached neighbour. This side extension will be taller than the porch and will not be subordinate to the

original building in height and scale. Although it will be set back from the main building, in line with the existing extension, no additional set back is proposed. The proposal is contrary to the Parkhill and Upper Park conservation area appraisal and management strategy and the CPGs.

3.8 The extension will rise above the general height of neighbouring projections and nearby extensions resulting in a dominant extension which no longer appears subordinate to the host building. It does not respect the general pattern of development of these villa properties found along Lawn Road as it will project higher than existing extensions within the area, contrary to policy.

3.9 It is noted that the street is characterised by its uniform appearance with pairs of semi-detached properties and the side elevation of this property is particularly prominent, given the larger gap between the adjacent block of flats providing a 'break' in the terraces at this point in the street. Given the overall height of the addition, coupled with its location within this otherwise open area at first floor level, the proposed development would form an uncharacteristic and unduly prominent addition to the streetscene. The addition would thus, by reason of its siting and prominence, unduly harm the composition, character and appearance of the property, adjoining terrace, streetscene and surrounding conservation area.

3.10 Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4.0 Amenity

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

4.2 It is noted that the extension would face onto a blank gable wall of the adjacent block of flats. The siting, scale and design of the proposed addition are such that it will not result in harm to the residential amenities of neighbouring properties by way of loss of daylight, outlook or privacy.

6.0 Conclusion

6.1 This property has already been extended with a two storey side extension historically. It is considered the proposal results in an excessive overdevelopment of the host property and no further extensions would be considered acceptable. Overall the development would result in harm to the character and appearance of the host property, pair of semi-detached properties and the Parkhill conservation area.

6.2 The proposed alterations at roof level would appear unduly dominant form of development contrary to policies D1 and D2 of Camden's Local Plan 2017.

7.0 Recommendation

7.1 Refuse planning permission on inappropriate location, bulk and design.