

5 LYME STREET, LONDON, NW1 0EH

PLANNING, DESIGN AND ACCESS STATEMENT

HOUSEHOLDER ALTERATIONS

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Prepared By



July 2019
Our Ref: 790

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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 on the lower ground floor of the property, which allows for a roof terrace to the rear at ground floor level. A small single storey side extension on the lower ground floor along with 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 Initial proposals were considered under application 2018/4991/P, but unfortunately the application was refused by the Council in February this year.
- 1.5 Under this revised application the proposals have been changed to address all of the issues raised in the previous rejection of the proposal.
- 1.6 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.
- 1.7 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 the site and neighbouring locations.
 - Section 4 addresses in turn in terms of design each of the reasons given for the previous refusal.
 - 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 accommodates 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.

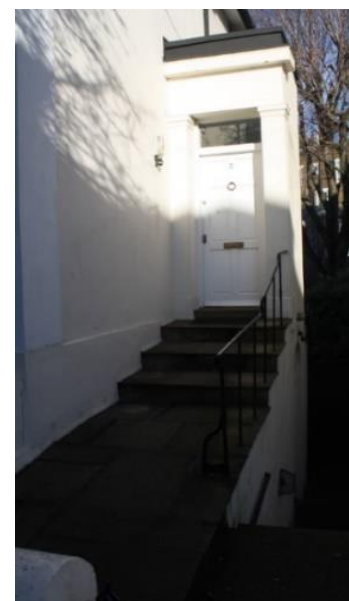


SITE LOCATION MAP

- 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.



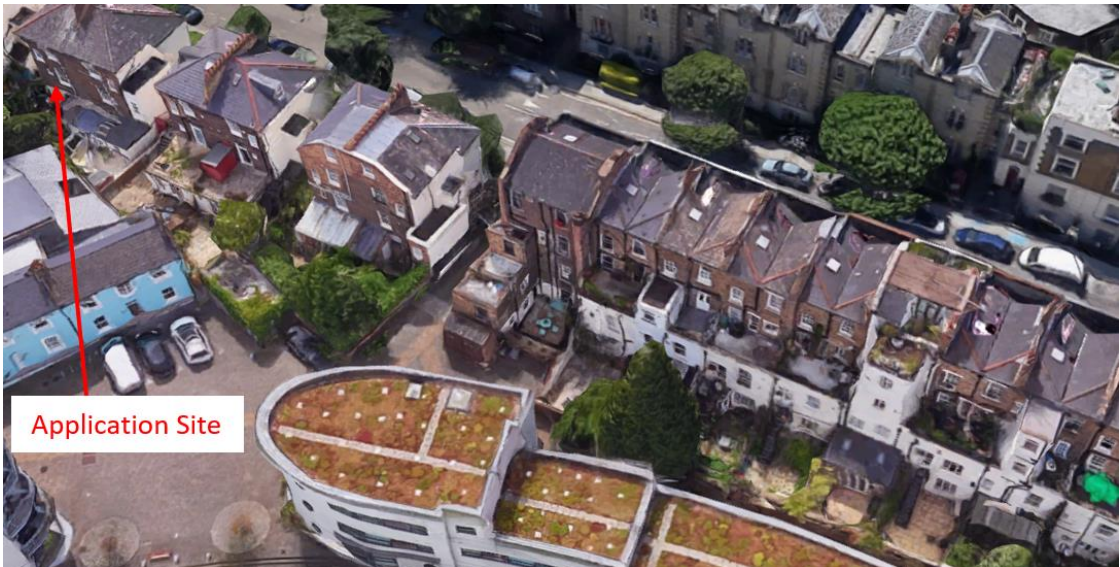
LIVE-WORK BUILDING (LEFT) AND SILVER MAPLE (RIGHT)

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.



NOS. 11-19 LYME STREET
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

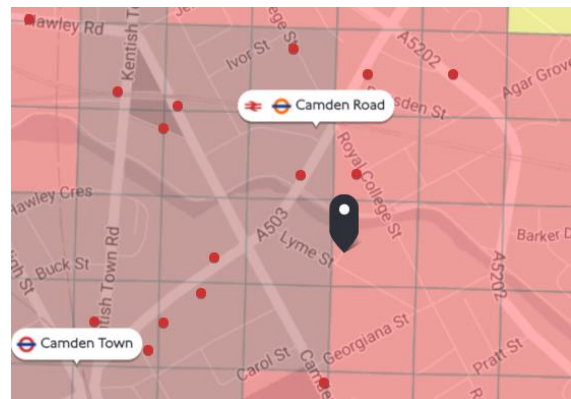


LISTED PROPERTIES

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 Camden Town tube station and Camden Road Overground Station.

2.17 The site is highly sustainable in planning terms.



PTAL MAP

3.0 PLANNING HISTORY

3.1 The site has a previous planning application refusal that is discussed within this statement. In addition, there are numerous applications on neighbouring sites which are of material relevance. We provide a summary below:

THE APPLICATION SITE

No.5 Lyme Street (LPA Ref: 2018/4991/P)

3.2 A householder planning application and a listed building consent application were submitted to Camden Council in late 2018 which sought a single-storey extension to the rear of the property, and a two-storey side-extension behind the existing side porch. The applications were refused by the Council on 5th February 2019.

3.3 The householder planning application (Appendix 1), LPA Ref: 2018/4991/P, was refused for the following three reasons:

- 1. The proposed rear extension with associated terrace and privacy screens, by reason of the detailed design, materials, scale and siting would be harmful to the historic interest of the listed building, the wider terrace of listed buildings, and the character and appearance of the conservation area in this location. The development is therefore considered contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.*
- 2. The proposed side extension, by reason of its detailed design, scale, siting and visibility within the streetscene would be harmful to the historic interest of the listed building, the wider terrace of listed buildings, and the character and appearance of the conservation area in this location. The development is therefore considered contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.*
- 3. The proposed window opening to the ground floor front room side elevation and door opening to the rear ground floor elevation, by reason of their location, visibility and loss of historic fabric, would be harmful to the historic interest of the listed building, the wider terrace of listed buildings, and the character and appearance of the conservation area in this location. The development is therefore considered contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.*

3.4 The listed building consent application (Appendix 2), LPA Ref: 2018/5482/L, was refused for the following four reasons:

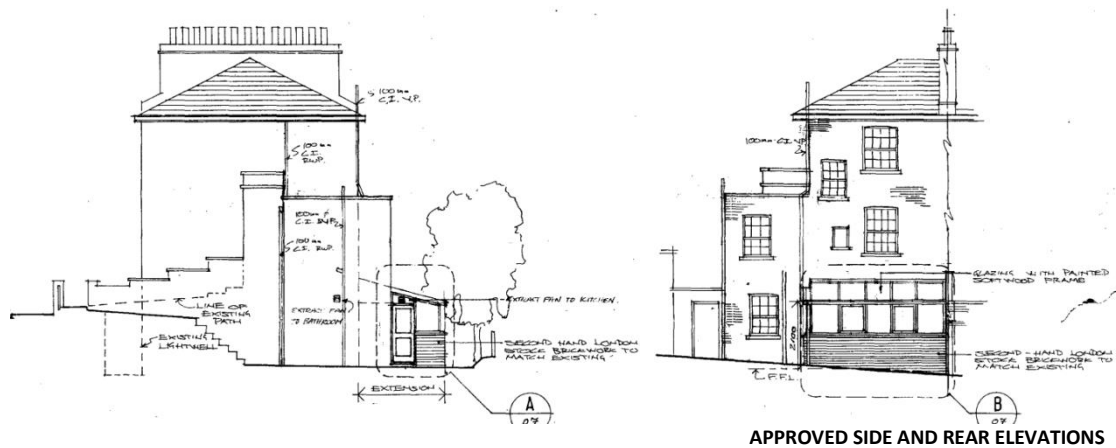
- 1. The proposed rear extension with associated terrace and privacy screens, by reason of the detailed design, materials, scale and siting would be harmful to the historic interest of the listed building. The development is therefore considered contrary to Policy D2 (Heritage) of the Camden Local Plan 2017.*
- 2. The proposed side extension, by reason of its detailed design, scale, siting and visibility within the streetscene would be harmful to the historic interest of the listed building. The development is therefore considered contrary to Policy D2 (Heritage) of the Camden Local Plan 2017.*

3. The proposed window opening to the ground floor front room side elevation and door opening to the rear ground floor elevation, by reason of their location, visibility and loss of historic fabric, would be harmful to the historic interest of the listed building. The development is therefore considered contrary to Policy D2 (Heritage) of the Camden Local Plan 2017.
4. The loss of historic fabric proposed through the creation of new internal openings at Lower Ground Floor would harm the building's historic composition and plan form and would therefore result in harm to the special architectural and historic interest of the listed building contrary to Policy D2 (Heritage) of the Camden Local Plan 2017.

THE SURROUNDING AREA

No.1 Lyme Street (LPA Ref: 9301384)

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

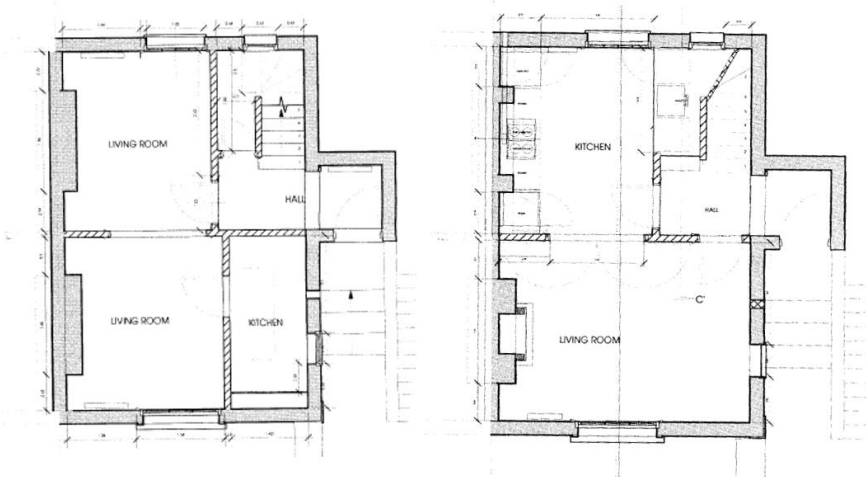


APPROVED SIDE AND REAR ELEVATIONS

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

3.6 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.

3.7 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. The application was approved on 27th September 2000.

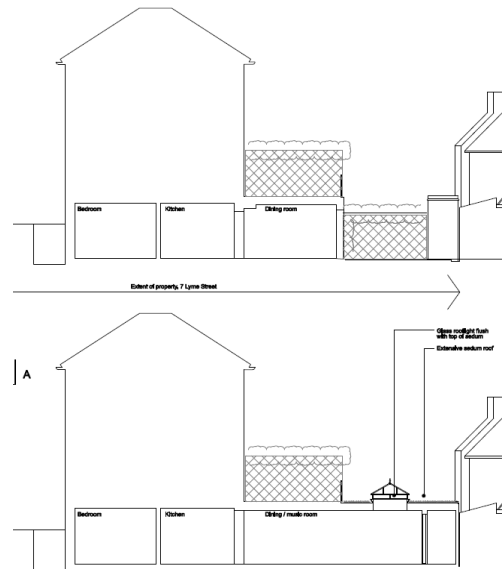


EXISTING AND APPROVED GROUND FLOOR LAYOUT

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

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

3.9 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

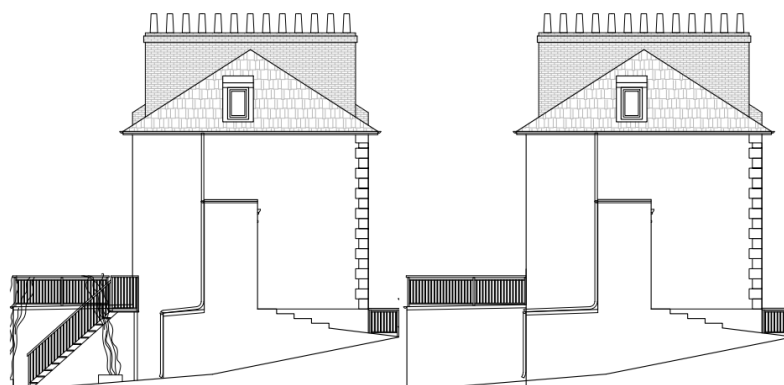
3.10 In their report, officers considered that the proposed extension would result in the loss of a large proportion of the existing garden. It was found that *“the proposed extension would be considered overly dominant even if it were proposed on a rear elevation that had not already been substantially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

3.11 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.”*

3.12 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)

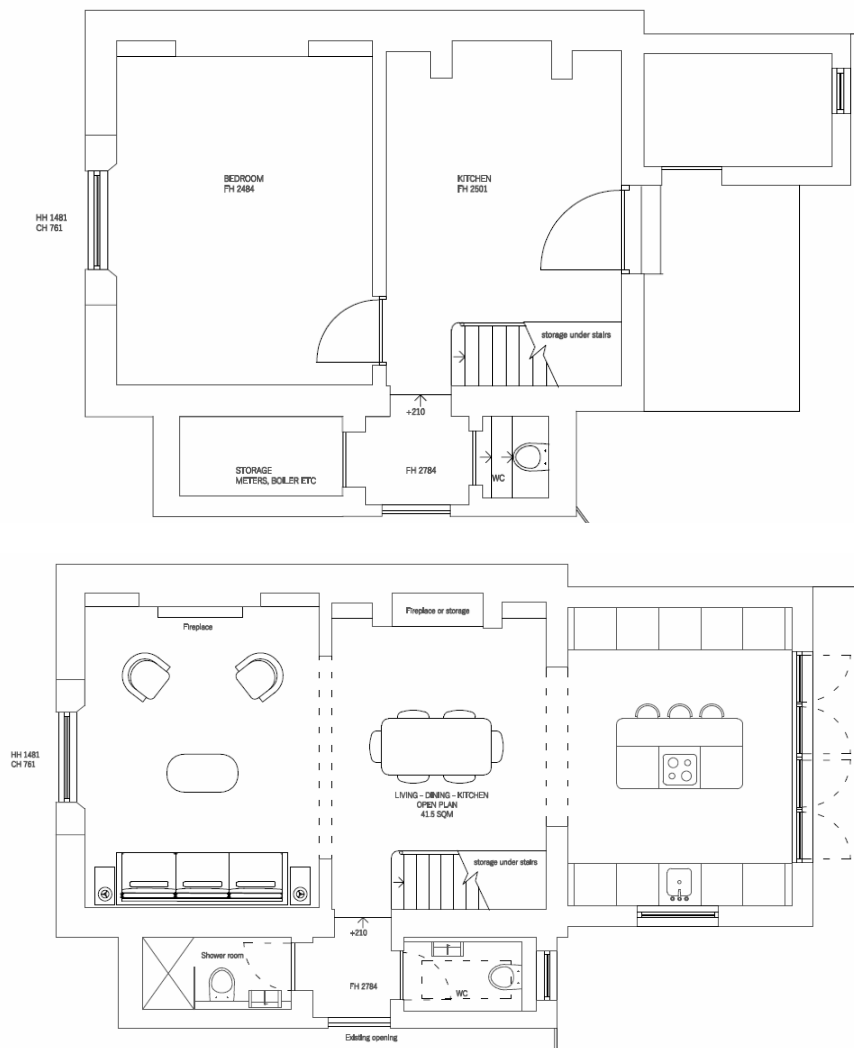
3.13 An application for a lower ground side extension was granted permission on 25th October 2016. Officers considered that this addition would *“have a design which would integrate well with the existing building in terms of the scale, design and detailed materials”*



EXISTING AND APPROVED SIDE ELEVATION

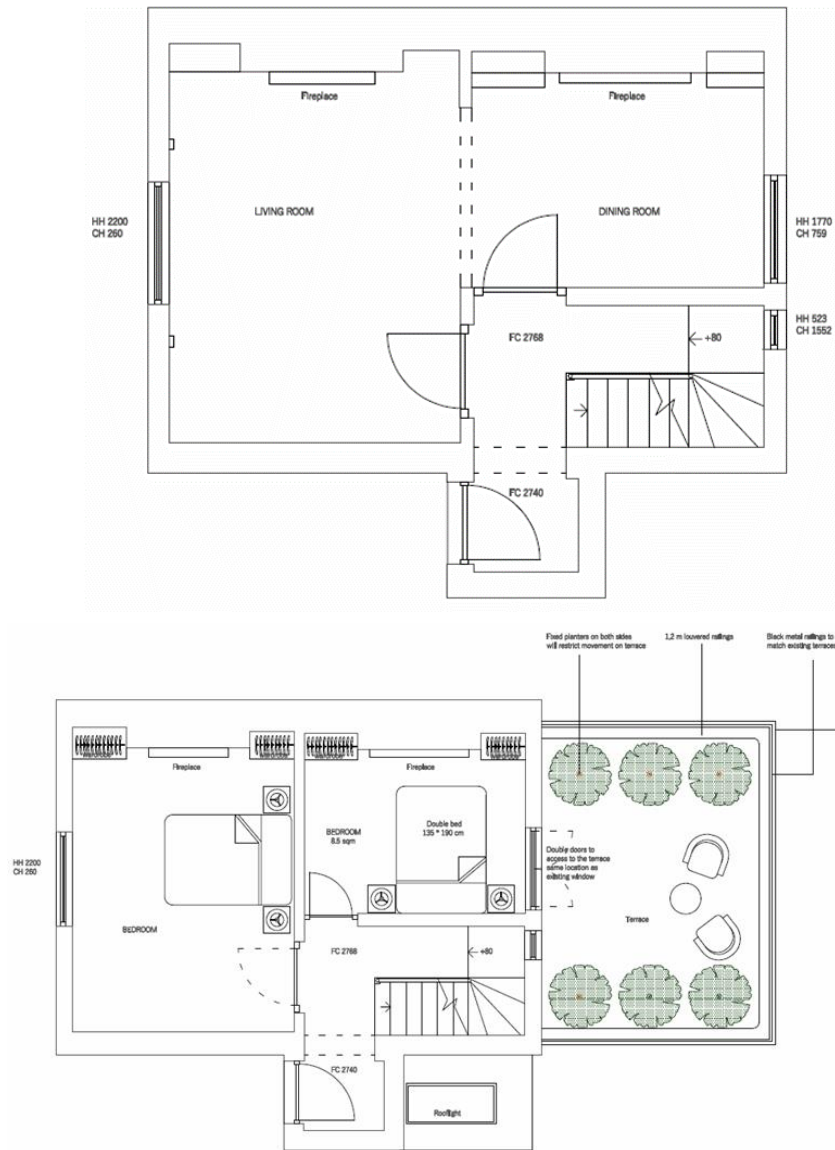
4.0 THE REVISED PROPOSALS

- 4.1 The revised proposals sought under this householder and listed building applications seek to address all of the previous reasons for refusal cited in applications 2018/4991/P and 2018/5482/L.
- 4.2 This application seeks to add a single-storey lower ground rear extension and a roof terrace, a single storey side extension along with some internal alterations.
- 4.3 At lower ground floor, the existing rear extension would be demolished and replaced with a respectful 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. Parts of the internal walls would be retained to reflect the historic room structure. Nibs between the original house and the extension would be enlarged in comparison to the previous application to ensure the extension does not run the length of the rear façade and remains subservient.
- 4.4 The existing storage room would be converted to a shower room and the downstairs toilet room would be slightly extended by 0.5m to the rear to enlarge the space while being set back from the rear façade.



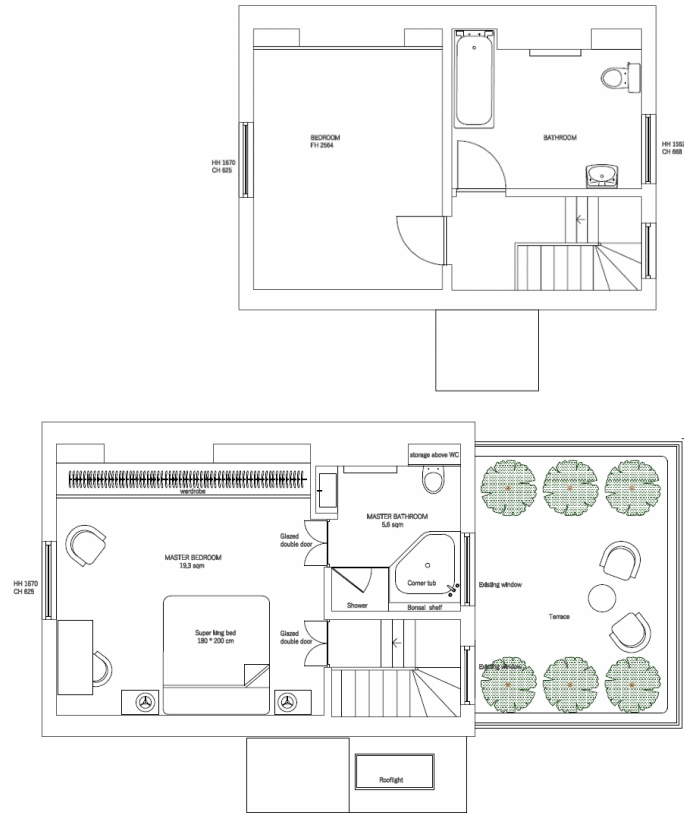
EXISTING AND PROPOSED LOWER GROUND FLOOR PLAN

4.5 At ground floor, the existing dining room and living room are repurposed to provide two double bedrooms. 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. The terrace would be accessed from the new bedroom with the rear window in the hallway remaining as existing.



EXISTING AND PROPOSED GROUND FLOOR PLAN

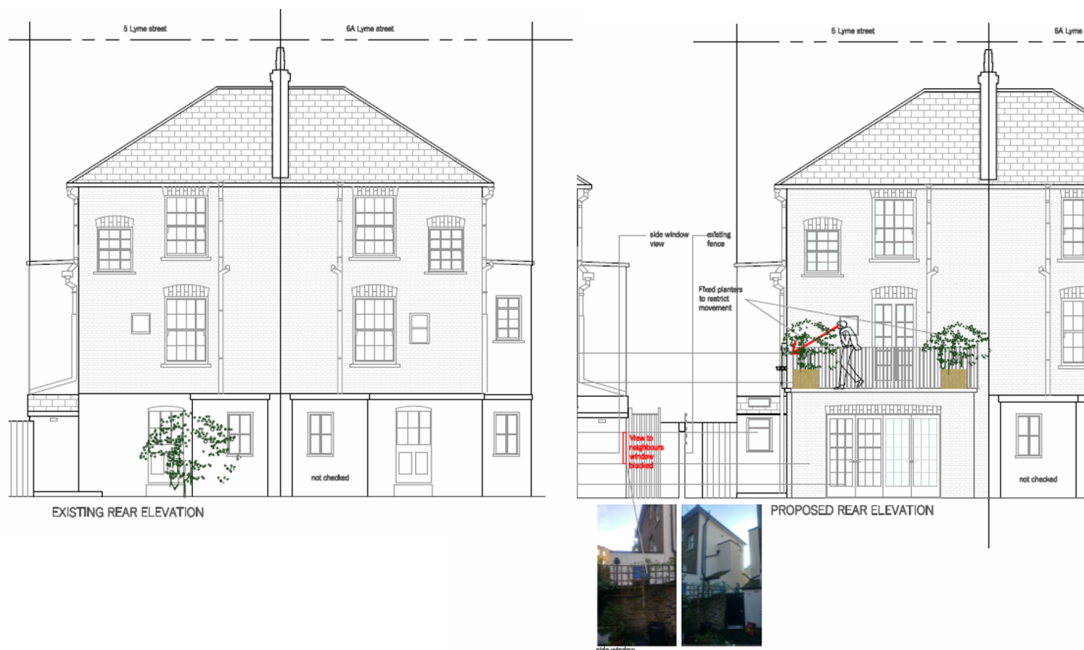
4.6 The first floor would be rationalised to form a master bedroom with ensuite. The original fireplace within the existing bathroom would be retained.



EXISTING AND PROPOSED FIRST FLOOR PLAN

4.7 The rear elevation would largely retain the appearance of its current fenestration, which is typical of properties within the terrace. The rear door designed to match the existing fenestration would allow access to the proposed terrace from ground floor level.

4.8 The brick of the extension would match the existing house and matching doors would allow access to the rear garden from the lower ground floor.



EXISTING AND PROPOSED REAR ELEVATION

ADDRESSING THE PREVIOUS REASONS FOR REFUSAL

LPA Ref: 2018/4991/P

- 4.9 In order to address the concerns raised in the householder planning application (LPA Ref: 2018/4991/P) a number of design changes have been implemented in this new application.
- 4.10 The first refusal reason is concerned with the design of the rear extension and its associated rear terrace. The officer report (paragraph 3.9, Appendix 3) stated:
- “The terrace would feature 1.7m high timber screens either side to prevent overlooking into neighbouring properties nos.4 and 6. The additional screening would result in extra unacceptable bulk at a high level which is also uncharacteristic for the terrace, and the use of timber fencing at this high level is considered an inappropriate choice of material, out of character in this location.”*
- 4.11 The introduction of new louvered railings in replacement of timber fencing helps the roof terrace fit in with the listed buildings and their surrounds. These black metal railings reduce the appearance of bulk and match existing terraces in the locality.
- 4.12 The new design of the roof terrace has introduced fixed planters in order to restrict movement on the terrace, which would prevent any prevailing overlooking issues. The users of the terrace would be unable to stand in the locations closest to numbers 4 and 6 Lyme Street, thereby restricting views to these properties when supplemented by the proposed louvered railings. The provision of the planters means that the proposed railings only need to be 1.2m in height (instead of 1.7m) to prevent potential overlooking, which greatly reduce the appearance of bulk on the terrace. These changes ensure the rear extension and terrace respect the listed host and is in line with policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 4.13 The second reason for refusal given is the construction of the two-storey side extension. The officer report (paragraph 3.11, Appendix 3) stated:
- “The proposed two storey side extension would be highly visible from the street and would detract from the significant architectural merit of the subject property. It would be out of character with the listed building and would detract from the built form, architectural language and traditional appearance and proportions of the group as a whole. 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.”*
- 4.14 In light of concerns raised by officers, the two-storey element of the side extension is omitted from these revised proposals.
- 4.15 The applicants only proposed a single storey side on the lower ground floor, but this is set toward the rear façade in order to remain subservient. This proposal is similar to the works approved at no.7 Lyme Street. The following images show what little impact the single storey side extension on the lower ground floor will have on views from the street.



EXISTING VIEW OF HOUSE FROM THE STREET



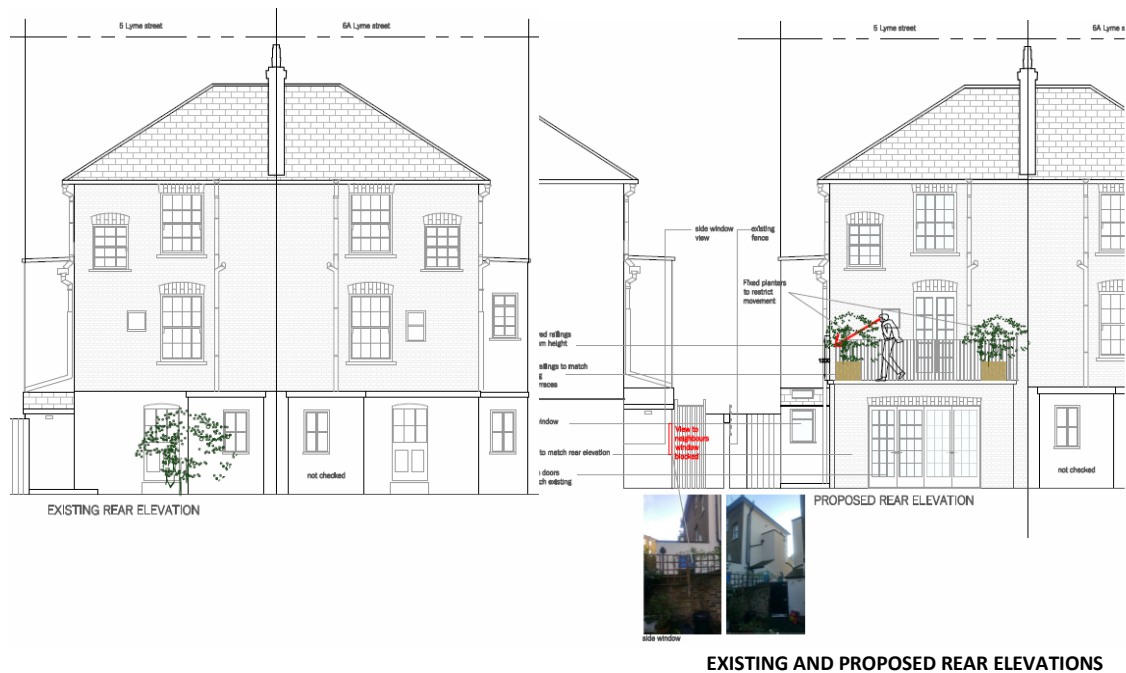
CGI TO SHOW VIEW OF SINGLE STOREY EXTENSION FROM THE STREET

- 4.16 The introduction of a single storey side extension that would be barely visible from the street would bring the development in line with policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 4.17 The third reason given for refusal is the insertion of a ground floor side elevation window and the door opening to the rear ground floor elevation. The officer report (paragraph 3.16 & 3.14 Appendix 3) stated:

“Two additional windows are proposed in the side wall at ground floor level. These windows, especially the window at the front bedroom, would be very prominent from the street, and would be uncharacteristic and harmful.”

“At ground floor, the removal of a sash window and a small casement and their replacement with two sets of doors, to access the terrace, would result in loss of fabric, and unacceptable harm to the appearance of the building...”

- 4.18 The first part of this reason for refusal has been negated, as the window openings on the ground floor side elevation are no longer part of the design. The external fabric at this location will be remaining as existing.
- 4.19 The second part of the reason has been mitigated by proposing only one single set of doors on the rear façade which replaces a large sash window. This is similar in appearance, size and style to the window it is replacing with mullion features.
- 4.20 The second door has been removed from the design.



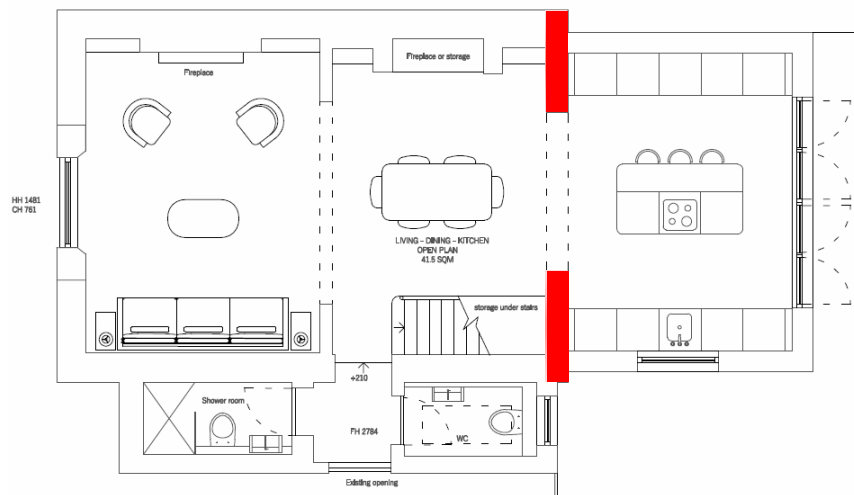
- 4.21 The creation of only one set of doors is in keeping with the information given at the pre application (page 5, Appendix 4) stage by the Council for the previous application:

“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 By following this advice the reason for refusal should no longer be applicable. The proposal would follow the guidelines given in policy D1 (Design) and D2 (Heritage) of the Camden Local Plan.

LPA Ref: 2018/5482/L

- 4.23 In order to address the concerns raised in the listed building consent application (LPA Ref: 2018/5484/L) a number of design changes have been implemented in this new application.
- 4.24 The first, second and third reasons for refusal in the listed building consent are the same as the householder planning application and have already been addressed above.
- 4.25 The fourth reason is concerned with the loss of historic fabric at lower ground floor level.
- 4.26 The loss of fabric at lower ground floor level has been noted and addressed within the new design, retaining much of the original fabric while still maintaining an open plan feel to the space. A greater amount of the existing internal wall, separating the kitchen area and dining area, are retained,, minimising the loss of historical fabric. The retained parts ensure that the original plan form of this space can be read and understood.
- 4.27 Externally, the lower ground floor extension is no longer proposed to be full width, and will be set in from the flank walls/corners of the host property. The reason for this amendment is twofold, first it retains more of the host fabric as sought by officers. Second, it reduces the proposed bulk of the rear extension, further ensuring its subservience when read against the host. .
- 4.28 The following lower ground floor plan illustrates the extent of the retained wall. The original plan form and rear original building will be clear to future users/viewers of the building.



LOWER GROUND FLOOR PLAN TO SHOW EXTENT OF RETAINED HISTORIC MATERIAL

5.0 POLICY FRAMEWORK

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

National

National Planning Policy Framework 2019

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

6.0 PLANNING ASSESSMENT

a. Rear Extension + Roof Terrace

- 6.1 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."*
- 6.2 The proposed rear extension was seen to be acceptable by the Council within their written advice (Appendix 4). The rear extension has been further reduced in width when compared to the previous proposals to be as unobtrusive as possible, and retain more of the listed hosts fabric. The rear extension would be set in from the side elevations with nibs between the original house and the extension to ensure that it is subservient to the host building.
- 6.3 The rear patio door at lower-ground floor level has the appearance of traditional doors to match the appearance of the host property.
- 6.4 The proposed outdoor terrace atop the rear extension would be accessible from the new bedroom on the ground floor. It is similar in size and scale to existing terraces at Nos. 7 & 8 to the immediate north. Railings would bound the terrace supplemented with fixed planters, ensuring that there would be no overlooking of side windows in No. 4 Lyme Street, to the east.
- 6.5 In light of the above, it is considered that the proposed rear extension and associated roof terrace are acceptable.

b. Side Extension

- 6.6 CPG1: Design states that side extensions should be "no taller than the porch (and) set back from the main building".
- 6.7 The proposed side extension complies with these requirements. The extension would be located behind the existing two storey side porch and would be located on the lower ground floor. The previously proposed two-storey element has been omitted from the revised proposals in line with officer advice.

c. Internal Alterations - Lower-Ground Floor

- 6.8 Much of the internal fabric between the existing bedroom and kitchen has been retained as part of the scheme. The new open plan space would still show the position of the former internal walls.

d. Internal Alterations - Ground Floor

- 6.9 The conversion of the open plan living and dining room into two bedrooms would allow for the retention of the historic floor plan at this level. A greater amount of the existing fabric is retained at this point, when compared to the previous application, ensuring that the original footprint and layout of the host remains clear and understood by future users of the building.

e. Internal Alterations – First Floor

- 6.10 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.
- 6.11 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. The scheme retains the original fireplace that remains on this floor.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 This statement has been prepared by Nicholas Taylor + Associates in support of the proposed development of a single-storey rear extension, roof terrace, single storey side extension to the rear of an existing two storey porch, and internal alterations to 5 Lyme Street, London NW1 0EH.
- 7.2 This application follows a previous scheme which was not supported by officers due to several design issues. This revised application has addressed all the reasons for refusal raised in the refusal of the previous application.
- 7.3 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 while remaining subservient to the original structure. The side extension would also be set back, be only single-storey, and be respectful of the original house.
- 7.4 The proposed roof terrace would be consistent with neighbouring examples and through the use of good design, reduce bulk and the potential for overlooking.
- 7.5 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 original fabric has been minimised and we trust can now be found to be acceptable.
- 7.6 The rearrangement of the internal floor layouts pays due regard to the listed status of the host building but rationalises the floor area of the dwellinghouse, facilitating more modern living demands and create a more comfortable space that would provide a high-quality living environment to future occupants.
- 7.7 In light of the above, we respectfully request that permission is granted.

APPENDICES

APPENDIX 1 - DECISION NOTICE FOR HOUSEHOLDER APPLICATION REF: 2018/4991/P

Application ref: 2018/4991/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 5 February 2019

Nicholas Taylor + Associates
46 James Street
London
W1U 1EZ



Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
5 Lyme Street
London
NW1 0EH

Proposal:

Erection of single-storey rear extension with associated terrace above, two-storey side extension and internal alterations.

Drawing Nos: Drawings titled: existing lower ground floor, existing ground floor, existing first floor, proposed ground floor, proposed ground floor, proposed first floor, existing front elevation, proposed front elevation, existing side elevation, proposed side elevation, existing rear elevation, proposed rear elevation, demolition, existing and proposed sections, proposed rear elevation neighbour's view, Planning, Design and Access Statement, and Heritage Assessment all received by LPA on 16/10/2018.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed rear extension with associated terrace and privacy screens, by reason of the detailed design, materials, scale and siting would be harmful to the historic interest of the listed building, the wider terrace of listed buildings, and the character and appearance of the conservation area in this location. The development is therefore considered contrary to Policies D1 (Design) and D2 (Heritage) of the

Camden Local Plan 2017.

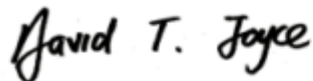
- 2 The proposed side extension, by reason of its detailed design, scale, siting and visibility within the streetscene would be harmful to the historic interest of the listed building, the wider terrace of listed buildings, and the character and appearance of the conservation area in this location. The development is therefore considered contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 3 The proposed window opening to the ground floor front room side elevation and door opening to the rear ground floor elevation, by reason of their location, visibility and loss of historic fabric, would be harmful to the historic interest of the listed building, the wider terrace of listed buildings, and the character and appearance of the conservation area in this location. The development is therefore considered contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning

APPENDIX 2 - DECISION NOTICE FOR LISTED BUILDING CONSENT APPLICATION REF: 2018/5482/L

Application ref: 2018/5482/L
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 5 February 2019

Nicholas Taylor + Associates
46 James Street
London
W1U 1EZ



Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
5 Lyme Street
London
NW1 0EH

Proposal:
Erection of single-storey rear extension with associated terrace above, two-storey side extension and internal alterations.

Drawing Nos: Drawings titled: existing lower ground floor, existing ground floor, existing first floor, proposed ground floor, proposed ground floor, proposed first floor, existing front elevation, proposed front elevation, existing side elevation, proposed side elevation, existing rear elevation, proposed rear elevation, demolition, existing and proposed sections, proposed rear elevation neighbour's view, Planning, Design and Access Statement, and Heritage Assessment all received by LPA on 16/10/2018.

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposed rear extension with associated terrace and privacy screens, by reason of the detailed design, materials, scale and siting would be harmful to the historic interest of the listed building. The development is therefore considered contrary to Policy D2 (Heritage) of the Camden Local Plan 2017.

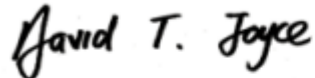
- 2 The proposed side extension, by reason of its detailed design, scale, siting and visibility within the streetscene would be harmful to the historic interest of the listed building. The development is therefore considered contrary to Policy D2 (Heritage) of the Camden Local Plan 2017.
- 3 The proposed window opening to the ground floor front room side elevation and door opening to the rear ground floor elevation, by reason of their location, visibility and loss of historic fabric, would be harmful to the historic interest of the listed building. The development is therefore considered contrary to Policy D2 (Heritage) of the Camden Local Plan 2017.
- 4 The loss of historic fabric proposed through the creation of new internal openings at Lower Ground Floor would harm the building's historic composition and plan form and would therefore result in harm to the special architectural and historic interest of the listed building contrary to Policy D2 (Heritage) of the Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning

APPENDIX 3 – OFFICER REPORT FOR APPLICATIONS 2018/4991/P & 2018/5482/L

Delegated Report		Analysis sheet	Expiry Date:	11/12/2018
		N/A / attached	Consultation Expiry Date:	09/12/2018
Officer			Application Numbers	
Laura Hazelton			(i) 2018/4991/P (ii) 2018/5482/L	
Application Address			Drawing Numbers	
5 Lyme Street London NW1 0EH			Please refer to decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposals				
Erection of single-storey rear extension with associated terrace above, two-storey side extension and internal alterations.				
Recommendations:		(i) Refuse planning permission (ii) Refuse listed building consent		
Application Types:		(i) Householder Application (ii) Listed building consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>Site notices were displayed between 14/11/2018 and 08/12/2018. A press advert was placed on 09/12/2018.</p> <p>3 objections were received from the occupiers of 6, 6a and 7 Lyme Street on the following grounds:</p> <p>Design</p> <ul style="list-style-type: none"> • Far from the side extension matching number 6, it would be totally different; the addition of two side windows (where no windows were intended) would be clearly visible from the street and detract from an otherwise fine building. Just because mistakes have been made in the past, there is no need to repeat them in this hopefully more enlightened age. • The application notes that "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." However the single story extensions to the rear of no. 7 and no. 8 were originally a pair of double garages, since converted into living accommodation. • An application was made in 2014 for a larger extension to the lower ground floor which was rejected. Among the grounds for refusal the following statement was included in the appeal rejection - "In coming to this view I fully accept that the existing addition is lawful and was present when the building was first listed. Therefore, even if it would be a departure from the policies now in place, its presence cannot be questioned. However that does not mean further additions that exacerbated any departure from policy have to be subsequently accepted, and to my mind the cumulative concerns I have raised are valid." • An application was made in 2016, to add a bathroom at ground floor level, to match that at no. 6, along with a dormer to the existing loft conversion, to match that at nos. 9 and 10. During consultation it was emphasised that existing extensions on neighbouring properties do not set a precedent and that planning policies had changed since those works were carried out. The application was subsequently withdrawn. We feel it is very important that the Planning Department apply consistency to their decisions regarding these listed properties and would like the above to be taken into consideration when reviewing the application. <p>Amenity</p> <ul style="list-style-type: none"> • Not only would the proposed rear extension cut out the morning sunlight from the ground floor of number 6, but anyone standing on the roof terrace (apart from at the two ends) could look over the ridiculously out-of-keeping wooden fence directly into the gardens of 					

	<p>number 6 and number 4.</p> <ul style="list-style-type: none"> • The terrace will overlook the clear glass roof I have in my flat which is between a bedroom and the kitchen and would invade my privacy. My daughter would be unable to walk from the bedroom to the bathroom without being seen from the new terrace. • The proposed screening on the terrace will block any direct sunlight into my garden and also affect the light levels in my flat. The direct sunlight in the garden and lack of light in the flat will have a big impact as it is already limited. • The main bedroom in my flat is at the front of the property and according to the proposal will then be next to the main living area. It would be a nightmare if the room next to my bedroom became the main living space with TV, music, loud talking.
<p>CAAC/Local groups comments:</p>	<p>Lime Street Residents Association objected to the application on the following grounds:</p> <p><i>Our members are unanimous in objecting to the proposed works. This is a listed building and should be treated as such. Whether viewed from the street or the rear the proposed extension degrades the original building. What is the point of having listed buildings if people are allowed to ruin them like this?</i></p>

Site Description

The application building is a semi-detached villa in use as a single dwellinghouse. It is located on the north side of Lyme Street within the Regent's Canal Conservation Area. The building is Grade II listed, along with nos. 1-10 on the same side of the street. Nos.1-10 form a group listing, and were first listed in May 1974.

The building features a single storey lean-to extension to the rear which appears to be of same age, and a double height, side porch which is original and characteristic of these villas.

Relevant History

Application site

No planning records

1 Lyme Street

9301384 & 9370228 – Erection of single-storey rear extension. Planning permission and Listed Building Consent granted April 1994.

NB. Approved drawings show the two storey side extension as an existing structure. There are no planning records for the two storey side extension.

2 Lyme Street

PEX0300075 & LEX0300039 - First floor extension to existing single storey lean to at rear, blocking up of door to basement level. Planning permission and Listed Building Consent granted April 2003.

NB. Proposals not implemented.

4 Lyme Street

HB/2881 & H12/34/24/34114 - Change of use to 2 self-contained dwelling units including works of conversion and erection of a single storey extension at the rear. Planning permission and Listed Building Consent granted November 1982.

6 Lyme Street

8970458 & 8903343 - Erection of a rear extension at ground floor level to provide a bathroom for the maisonette. Planning permission and Listed Building Consent granted September 1989.

PEX0200742 & LEX0200743 - Proposed single storey rear extension, and associated internal alterations to a Listed Building. Planning permission and listed building consent granted 25/02/2003.

7 & 8 Lyme Street

TP60010/19208 - Erection of garage for four cars at Nos 7 and 8 Lyme Street. Planning permission granted December 1959.

7 Lyme Street

2014/0235/P & 2014/0382/L – Extension to rear of lower ground floor, removal of chimney breast and internal alterations. Planning permission and Listed Building Consent refused on 21/02/2014 for the following reasons:

1. The proposed rear extension, by virtue of its scale, bulk and detailed design would fail to preserve and enhance the character and appearance of the conservation area and the setting of the listed building contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
2. The proposed extension, by reason of the encroachment on to most of the garden area, would be detrimental to the amenity of the occupants contrary to policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

Appeal ref: APP/X5210/A/14/2217363 dismissed 30/01/2015.

2016/4118/P & 2016/4837/L - Erection of lower ground floor side extension and glazed doors to the rear at lower ground floor level. Planning permission and Listed Building Consent granted 25/10/2016.

8 Lyme Street

2003/2204/P & 2003/2207/L - Erection of a first floor rear extension. Planning permission and Listed Building Consent refused November 2003 for the following reasons:

1. The proposed first floor rear extension, by reason of dominance, siting, and obtrusiveness, would be detrimental to the appearance and character of the listed building, contrary to policies EN31 (Appearance and character in a conservation area) and EN38 (Preservation of Listed Buildings) of the London Borough of Camden Unitary Development Plan 2000.
2. The proposed first floor extension would be detrimental to the site and its neighbours, due to a generated loss of light and overlooking, contrary to EN19 (Amenity for occupiers and neighbours) of the London Borough of Camden Unitary Development Plan 2000.

9 Lyme Street

PE9800716 & LE9800717 - Erection of two single storey extensions at side and rear lower ground floor levels. Planning permission and Listed Building Consent granted December 1998.

PE9900309 & LE9900310 - 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. Planning permission and Listed Building Consent granted August 1999.

Relevant policies

National Planning Policy Framework 2018

The London Plan March 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development
 Policy A2 Open Space
 Policy D1 Design
 Policy D2 Heritage

Camden Planning Guidance

CPG1 Design (July 2015, updated March 2018)

CPG Amenity (March 2018)

Regent's canal conservation area appraisal and management strategy (2008)

Assessment

1.0 Proposal

1.1 Planning permission and listed building consent are sought for the following works:

- Demolition of existing single storey rear extension measuring 2.7m deep, 2m wide and 2.7m high, and erection of single storey rear extension measuring 3.5m deep, 4.9m wide and 2.9m high.
- Creation of new roof terrace at ground floor level above proposed extension measuring 12sqm, with 1.7m high timber screens to the sides and 1.1m metal railings to the rear.
- Erection of two storey side extension, by extension of existing side porch towards the rear by an additional 0.8m at lower ground level and 2.4m at ground level, to measure a maximum height of 6.1m
- Other alterations including removal of internal partition wall at lower ground floor level and existing rear wall at lower ground level to provide access into new extension; new window opening to side elevation at ground floor level; lowering of rear ground floor window sill to provide access to terrace, and creation of new door opening to provide secondary access to terrace; and demolition of first floor internal partition wall.

2.0 Assessment

2.1 The principle considerations in the determination of this application are as follows:

- Design and conservation (the impact of the proposal on the special character of the host Grade II listed building and wider Regent's Canal Conservation Area),
- Amenity (impact on neighbouring amenity in terms of daylight/sunlight, outlook, noise and privacy).

3.0 Design and conservation

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 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Camden's Local Plan is supported by CPG1 (Design) and the Regent's Canal Conservation Area Statement.

3.2 Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") are relevant.

- 3.3 Section 16(2) provides that in considering whether to grant listed building consent for any works to a Listed Building special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 3.4 Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 3.5 The effect of these sections 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. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.

Rear extension and terrace

- 3.6 The existing single storey lean-to extension (with no internal access) would be demolished and replaced with a new larger extension increasing the footprint from 5.4sqm to 17.2sqm. The existing door opening measuring 1.2m wide would be replaced with a new widened access between the rear room and extension measuring 2.9m wide. Nibs of 0.7m and 0.8m would be retained demarcating the location of the existing rear wall. The extension would be full width and constructed of matching brickwork with two sets of double doors on to the garden.
- 3.7 Existing extensions can be seen to the rear of the following properties:
- no.1 (granted April 1994, measuring 4.5m wide x 2.8m deep)
 - no.4 (granted November 1982, measuring 4.9m wide x 2.6m deep)
 - no.6 (granted September 1989, permission granted for a small extension measuring 3.25sqm to connect two existing rear extensions and form one full width extension measuring approximately 6m wide x 2.7m deep. There are no planning records for the two existing extensions)
 - nos.7 & 8 (granted December 1959 prior to the buildings' listing, both measuring 4.9m wide x 4.1m deep)
 - no.9 (granted December 1988, measuring 5m wide x 2.6m deep)
- 3.8 The proposed extension would measure 4.9m wide x 3.5m deep, larger than any of the existing extensions aside from those at nos.7 and 8 which were approved before the buildings were listed. It is recognised that there are existing extensions to the rear of the majority of properties within the wider terrace, however, these were all approved between 25 and 60 years ago and in many instances, are not considered to preserve the historic character and proportions of the listed buildings. Although the Council does not object to the principle of a small extension in this location, the proposed development is considered excessive in size and would not respect the historic proportions or layout of the property, overwhelming the rear elevation. In combination with the extent of historic fabric to be demolished to provide access to the rear extension (discussed further below), the development would cause harm to the special character of the host listed building.
- 3.9 The proposed extension would include a new roof terrace above it, accessed from rear ground

floor level openings. The terrace would feature 1.7m high timber screens either side to prevent overlooking into neighbouring properties nos.4 and 6. The additional screening would result in extra unacceptable bulk at a high level which is also uncharacteristic for the terrace, and the use of timber fencing at this high level is considered an inappropriate choice of material, out of character in this location.

Two storey side extension

3.10 With the exception of nos.1, 6 and there are no first floor extensions to the original side porches. Although there are examples of minor extensions at ground floor level, these are fairly small in size and footprint, of limited visibility and do not impact the overall architectural character of the listed buildings. Furthermore, the extension at no.1 appears to have been constructed without planning permission or listed building consent, suggesting it may have been prior to the building's listing, and the extension at no.6 was approved thirty years ago. No.10 also features a fairly sizeable extension to the side porch at lower ground floor level but there are no planning records for this.

3.11 It is considered that an extension in this location would harm the plan form of the building and result in a harmful loss of historic fabric. The proposed two storey side extension would be highly visible from the street and would detract from the significant architectural merit of the subject property. It would be out of character with the listed building and would detract from the built form, architectural language and traditional appearance and proportions of the group as a whole. 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.

Internal and external alterations

3.12 The house's plan form is largely intact, comprising pairs of rooms off a stair core. Externally, it appears to survive as built.

3.13 The internal plan alterations at lower ground floor would result in the loss of the living room wall and the rear wall of the house, unacceptably compromising the plan form and destroying a large quantity of historic fabric. The historic cellular form would be replaced by an open-plan layout three rooms deep. The rear extension would subsume the existing closet wing, which is of some age, possibly original, and almost entirely conceal the original form of the rear elevation. The enlargement of the side porch wing would also harm the plan form of the building and destroy historic fabric, and would be plainly visible from the street.

3.14 At ground floor, the removal of a sash window and a small casement and their replacement with two sets of doors, to access the terrace, would result in loss of historic fabric, and unacceptable harm to the appearance of the building at a high level. The drawings show an existing front to back aperture being blocked up. This type of opening is characteristic at the piano nobile, so its complete blocking-up is considered unacceptable.

3.15 At first floor, it is proposed to demolish the stair compartment, instead having the rear room and stairs open directly into the front room. This is harmful in terms of plan form and loss of fabric, contrary to Policy D2.

3.16 Two additional windows are proposed in the side wall at ground floor level. These windows,

especially the window to the front bedroom, would be very prominent from the street, and would be uncharacteristic and harmful. It is noted that there are similar windows at nos. 2 and 3, but no.3 was approved in September 1972 and there do not appear to be any planning records for no.2.

Design and conservation conclusion

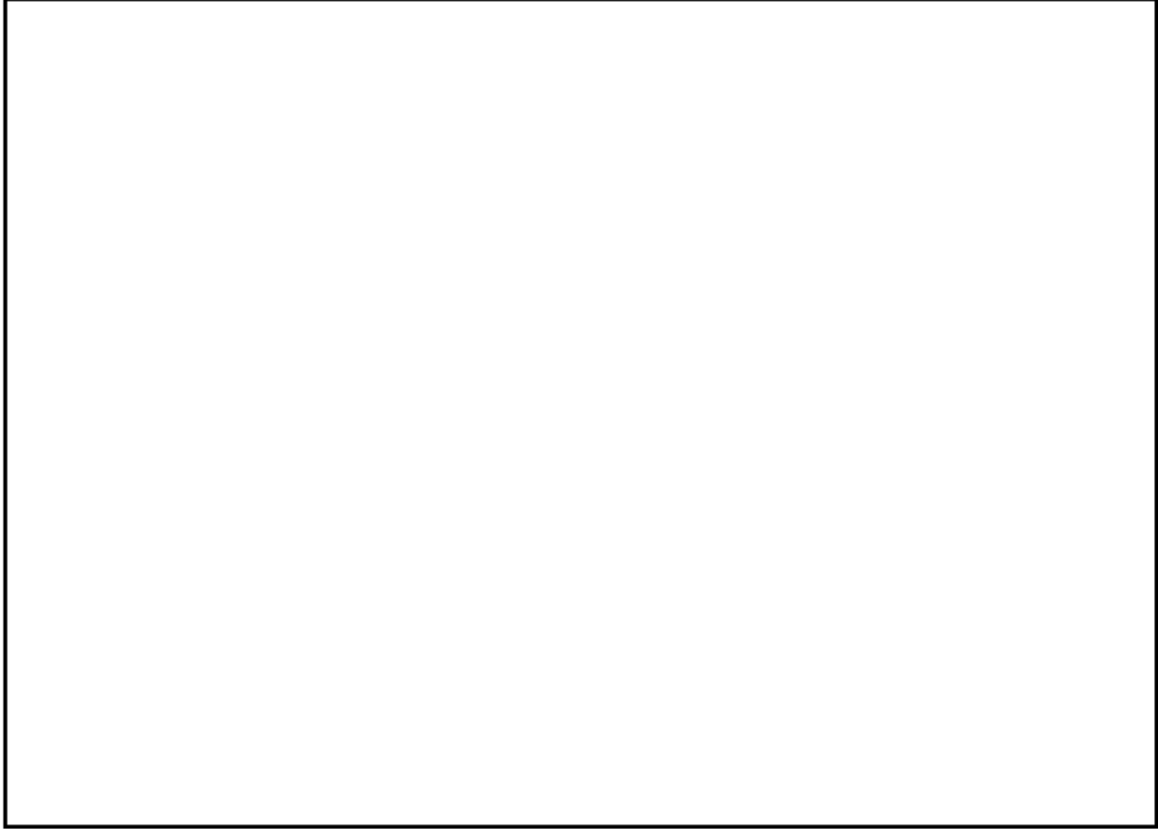
- 3.17 Overall, the proposed development is considered to result in unacceptable harm to the building's special character, appearance, fabric and historic plan form. The level of harm is considered to be less than substantial.
- 3.18 Paragraph 196 of the NPPF states that where a development will lead to less than substantial harm to the significance of a designated heritage asset (as is considered to be the case in this instance), this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The Council does not consider there to be any public benefits arising from the proposals, nor that the proposals are necessary to secure the ongoing optimum viable use of the building. The building is a single dwelling house, the same use as it was originally constructed as, and would continue to be should the proposed works not be carried out. As such, the proposals would be contrary to policies D1 and D2 of the Camden Local Plan, and it is recommended that planning permission is refused on this basis.

4.0 Amenity

- 4.1 Policies A1 and A4 seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.
- 4.2 Given the location of the extension to the boundary with no.6, and the existing extension to the rear of this property, the proposed extension would have limited impact on neighbouring daylight and outlook. Two new windows would be introduced to the side elevation at ground floor level serving the front bedroom and new bathroom within the side extension. Given the fact that there are no side windows to no.4, these would not harm neighbouring privacy. A new window would also be included to the side elevation of the rear extension facing no.4; however, this would not directly overlook the existing side window at no.4, and the existing boundary fence and trellis would block any potential overlooking between these windows.
- 4.3 Although not acceptable in design terms, the privacy screens to the sides of the proposed roof terrace would block views into neighbouring windows and ensure the occupants' privacy is protected. Rearward views into neighbouring gardens may be possible, although this is considered no more harmful to neighbouring privacy than existing views from the rear windows. Given the fact that the rear elevations of the terrace are north-facing, the proposed screens would have limited impact on neighbouring light levels to the rear windows of no.4.

5.0 Conclusion

- 5.1 Overall, the proposed development is considered to result in unacceptable harm to the building's special character, appearance, fabric and historic plan form, contrary to policies D1 and D2 of the Camden Local Plan. As such, it is recommended that planning permission and listed building consent are refused.



APPENDIX 4 – WRITTEN ADVICE RECEIVED 8TH AUGUST

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 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

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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.

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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 5 – WRITTEN ADVICE ISSUED IN RELATION TO NO. 4 LYME STREET



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]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[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.

