

Site: 21 Lambolle Place, NW3 4PG. Ref: 2019/4305/P.



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Site Visit Photographs: 21 Lambolle Place. 2019/4305/P.



1. Front of property (central building), Upper floor flat (application property) access door to the left (black door), lower floor flat access door to the right (21A Green door).



2. View of Front of property. Note pattern of 2 x dormers to front roof slopes.



3. View of rear from within Lancaster Stables. Rear of host property (to the right of shot) is approximately where wheelie bins are visible. Note various roof treatments.



4. View of rear of host property. Existing rear dormer is visible, and other roof treatments of neighbouring buildings.



5. Example of neighbouring property with Mansard type roof extension and roof terrace above.



6. Further view of neighbouring properties from within Lancaster Stables.





7. Aerial view of site showing front elevation facing Lambolle Place



8. Aerial view of site showing rear elevation facing Lancaster Stables

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>31/10/2019</b>
		N/A		<b>Consultation Expiry Date:</b>	<b>30/09/2019</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Matthew Dempsey			2019/4305/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
21 Lambolle Place London NW3 4PG					
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Alterations to roof to provide 2 x front dormer windows, rear roof extension with 3 x velux windows and green roof.					
<b>Recommendation(s):</b>		Grant Planning Permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	04	No. of objections	04
Summary of consultation responses:	<p>A site notice was displayed on 06/09/2019, and expired on 30/09/2019.</p> <p>A press notice was published on 05/09/2019, and expired on 29/09/2019.</p> <p>2 x local residents of Lancaster Stables raised concerns about the proposal to include railings to the roof which were proposed to provide safety for anyone maintaining the green roof. Given that access would be for maintenance only they suggested that the railings would be overly dominant and un-necessary.</p> <p><b>Officer Response:</b> <i>The railings have been removed from the proposal as suggested. The objectors also note that revisions to the scheme have improved the proposal.</i></p>					
CAAC/Local groups* comments: *Please Specify	<p>The Belsize Conservation Area Advisory Committee (BCAAC) objected to the bulky front dormer windows, the full width mansard extension and the proposed material for windows and doors enclosing terrace.</p> <p>The Belsize Society objected to the Large front dormer windows and the full width mansard roof extension. They also raised concern about the proposed railings to the roof.</p> <p><b>Officer Response:</b> <i>The scale of the dormers has been reduced, and also they have been re-positioned to give greater symmetry and rhythm to the host property and terrace in which it sits. The full width mansard type extension is considered acceptable in this location due to the variety of other roof treatments in the vicinity. The material choice for external windows is timber framed. The metal framed windows and doors around the terrace are effectively internal are not visible from outside the property. The railings previously proposed for the roof have been removed from the proposal.</i></p>					

## Site Description

The property is a three storey, including roof space, terrace house fronting Lambolle Place and backing on to the mews of Lancaster Stables to the rear. There is no private outdoor amenity space provided at the property. The house is split into two flats, both units have their own front door accessed via Lambolle Place.

This application relates to the upper flat, which comprises living accommodation at 1<sup>st</sup> floor and the existing loft/ roof space, 2<sup>nd</sup> floor.

The property is not listed but is within the boundary of the Belsize Conservation Area.

## Relevant History

### Application site:

No relevant History for upper floor flat (application property).

21 A Lambolle Place (Ground floor flat):

**2012/1578/P** - Change of use from offices (Class B1a) to live/work accommodation at ground floor level and associated alterations including replacement of front ground floor level windows and installation of glazed sliding doors with glass canopy to rear elevation. **Granted 17/05/2012.**

### Neighbouring sites:

20 A Lambolle Place:

**2010/1394/P** - Alteration to existing rear dormer window to recess part of the dormer window to enlarge the balcony at roof level of existing dwelling house (Class C3). **Granted 18/05/2010.**

22 Lambolle Place:

**2013/4857/P** - Erection of rear roof dormer and rear inset roof terrace to the top floor flat, following removal of existing rear dormers. **Granted 18/10/2013.**

**2016/2994/P** - Siting the rear dormer in line with the existing position as shown on the approved plans to which consent was granted under reference 2013/4857/P dated 08/10/15. **Granted 22/06/2016.**

**2016/3427/P** - Roof extension including two front dormers, rear dormer incorporating roof terrace with pergola and new slate roof covering to top flat (Class C3). **Granted 23/09/2016.**

23 Lambolle Place:

**2018/2455/P** - Extension of existing rear dormer and roof terrace, erection of new balustrade and access hatch. Fenestration alterations to upper floor flat (Class C3). **Granted 22/08/2018.**

6-8 Lancaster Stables

**PWX0002921** – Various alterations including the lowering of the internal ground floor level and the insertion of a new upper ground floor level, and the addition of a mansard roof extension with roof terraces above, in connection with the change of use to 2 self contained 3 bedroom houses. **Granted 28/05/2001.**

6-8 Lancaster Stables

**2005/2825/P** - Erection of a rear extension over the existing balcony at 2nd floor level plus erection of a timber fence and staircase enclosure at roof level in connection with the formation a roof terrace to the existing dwellinghouse. Granted 05/09/2005.

## **Relevant policies**

### **National Planning Policy Framework (2019)**

### **London Plan 2016**

#### **Camden Local Plan 2017**

A1 Managing the impact of development

D1 Design

D2 Heritage

G1 Delivery and location of growth

#### **Camden Planning Guidance**

CPG Design (2018)

CPG Amenity (2018)

### **Belsize Conservation Area Statement (2003)**

## **Assessment**

### **1.0 Proposal**

1.1 This application seeks planning permission for:

- Installation of 2 x dormer roof windows to front elevation (facing Lambolle Place), positioned above and in-line with the existing windows to lower floors.
- Installation of mansard type rear roof extension to the mews elevation (facing Lancaster Stables) with 3 x new Velux roof lights.
- Creation of enclosed terrace within new rear roof extension.
- Installation of green roof to new rear roof extension.

### **2.0 Revisions**

2.1 During the consultation of the application the following revisions were received in order to address officers concerns:

- Alterations to scale and position of front dormers.
- Removal of 1 x rear Velux roof light and re-positioning of other 3 proposed Velux windows.
- Removal of upper roof terrace and railings, and replacement with green roof.
- Alteration to rear roof extension to re-configure smaller lower terrace opening to create enclosed terrace space.



### 3.0 Assessment

3.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Belsize Park Conservation Area); and,
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

### 4.0 Design

4.1 The Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 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.

4.2 The proposed dormer roof windows to the front roof slope are considered acceptable as they are modest in scale, and will closely match those which have recently been installed to the neighbouring property, No. 22 Lambolle Place (See relevant history section above).

4.3 Following revisions, the proposed dormers shall be positioned above the windows of the lower floors to ensure symmetry and a consistent rhythm. Furthermore, numerous properties within the terrace have been extended with front dormers. As such, the front dormer windows are considered to conserve the character of the host property, the streetscene and Belsize Park Conservation Area.

4.4 The new dormers shall have timber framed white painted sash windows to match the others on the property. Dormers shall be clad in lead and the existing Welsh slate roof shall be retained.

4.5 The proposals for alterations to the rear include the installation of a full width mansard type roof extension, although a portion of this will in fact create an enclosed terrace space open to the sky above. 3 x Velux roof-lights are proposed within the new roof extension.

4.6 It is noted that Lambolle Place, and Lancaster Stables located to the rear of the terrace, are characterised by a diverse range of roof extensions and terraces with no uniform style or design. Although the mansard type roof extension would not comply with the policy criteria set out in CPG Design, due to a lack of set in from the roof's edge, it is considered acceptable at this site given the variety of large scale roof extensions found at the neighbouring properties.

4.7 Despite the mansard type extension not complying with CPG Design, it is not considered to appear overly dominant or top heavy on the overall building/ terrace. The new extension would be covered with Welsh slate to match the existing roof.

4.8 In addition it is noted the mansard type roof extension would mainly be subject to private views as it faces onto the private mews of Lancaster Stables. It is considered the alterations would still maintain the existing character of the host property and surrounding conservation area.

4.9 The installation of the green roof would be positive for sustainable drainage and

biodiversity.

- 4.10 The creation of an enclosed terrace space at the roof level would provide a small amount of outdoor amenity space for the occupier, and this enclosure has been designed so that use of the space will not impinge on the amenity of other neighbouring residents. The terrace would benefit from glazed sliding doors fitted internally, which shall not be visible from any public space.
- 4.11 Special attention has been paid to the desirability of preserving or enhancing the character or 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 (ERR) 2013.

## **5.0 Amenity**

- 5.1 Local Plan Policy A1 and Camden CPG Design seek to ensure that the amenity of neighbours is protected including; visual privacy, outlook, sunlight, daylight and overshadowing.
- 5.2 The proposed alterations to the front roof slope with the installation of 2 x dormer windows is not considered to have any negative impact on any neighbouring property.
- 5.3 The proposed rear roof extension including 3 x Velux roof lights would slightly increase the opportunity to view across Lancaster Stables from the host property. The existing rear roof slope already has a small dormer facing Lancaster Stables therefore the proposed changes are not considered to create harmful overlooking. The development is not considered to have an adverse impact on the amenity of any neighbouring property in terms of loss of privacy, outlook, sunlight, daylight or overshadowing.

## **7.0 Conclusion**

- 7.1 The proposed development is considered acceptable in terms of both design and amenity. The development is considered to be consistent with the objectives of Camden's policies and guidance.
- 7.2 Grant Planning Permission.

### **DISCLAIMER**

**The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28<sup>th</sup> October 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**

Application ref: 2019/4305/P  
Contact: Matthew Dempsey  
Tel: 020 7974 3862  
Date: 24 October 2019

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Robert Savage Associates  
11 Eton Garages  
Lancaster Grove  
London  
NW3 4PE  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**21 Lambolle Place**  
**London**  
**NW3 4PG**

Proposal:

Alterations to roof to provide 2 x front dormer windows, rear roof extension with 3 x velux windows and green roof.

Drawing Nos: Site Location Plan, Design and Access Statement, 10613/TP01, 10613/TP02B, 10613/TP03, 21 Lambolle Place Green Roof Installation and Maintenance.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan, Design and Access Statement, 10613/TP01, 10613/TP02B.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The living roof shall be provided in full accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

DRAFT

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning