



DESIGN AND ACCESS STATEMENT & CONSERVATION AREA ASSESSMENT

FOR

A Full Planning Application for a change of use of 3 x self-contained residential units (C3 Use) to 3 x offices/professional services (A2 Use) including a mansard roof extension and formation of roof terrace at fourth floor level with associated internal layout alterations over first, second, third and fourth floor levels to an existing terrace property

AT

18 ENGLAND'S LANE NW3 4TG

04.12.2019

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Appendix 1: Previously Approved Scheme at 18C England's Lane, London NW3 4TG for Erection of mansard style roof extension; formation of roof terrace to fourth floor front elevation. PLA ref: 2019/1010/P. Granted Consent 19th June 2019

1. Introduction

This Design and Access Statement and Conservation Area Assessment is in support a Full Planning Application for a change of use of 3 x self-contained residential units (C3 Use) to 3 x offices/professional services (A2 Use) including a mansard roof extension and formation of roof terrace at fourth floor level with associated internal layout alterations over first, second, third and fourth floor levels to an existing terrace property at 18 England's Lane, London NW3 4TG.

The proposed mansard roof extension and formation of terrace at fourth floor levels is as approved under a recent Planning Consent with reference 2019/1010/P. (Granted Consent 19th June 2019, please refer to Appendix 1 for more information). No further external alterations are proposed.

The current proposal is based on a thorough investigation of the site, considering aspects like overall site conditions, scale, appearance, location and prevalent uses in the area.

This proposal is in accordance with the relevant Local Development Framework, the relevant Core Strategy Policies and Supplementary Planning Guidance documents such as the Conservation Area Assessment.

2. Site Description / Use

This proposal relates to the site located at 18 England's Lane along a mix-use terrace, which falls within the Belsize Conservation Area of the London Borough of Camden. The application site is within close proximity to Chalk Farm and Belsize Park tube stations, Kentish Town West over ground station and local bus routes.

The existing property is a mix-use mid terrace five storey (including basement) building with a retail unit at ground floor and basement and three self-contained residential units C3 Use over first, second and third floor levels accessed at ground floor along England's Lane.

The proposed mansard roof extension and formation of terrace at fourth floor levels is as approved under a recent Planning Consent with reference 2019/1010/P. (Granted Consent 19th June 2019, please refer to Appendix 1 for more information)

This proposal relates to the Change of Use of the 3 x bedroom residential units C3 Use at first, second, third and proposed fourth floor levels to 3 x self contained offices/professional services. The existing retail unit at ground floor and basement level do not form part of this application and will remain un-altered.

The existing area around the site comprises of properties of similar use mix, with some being solely residential and some as commercial at ground floor and residential to the upper levels.

Neighbouring properties, along England's Lane are of similar bulk, size and styles with a large number featuring roof extensions including roof terraces with railings above, as seen in the aerial view below:

fig. 1: Aerial View - South Elevation along England's Lane.



A desktop analysis was carried out with the use of the online Planning Application Map service of London Borough of Camden (Retrieved from: <http://gis.camden.gov.uk/geoserver/PlanningApplication.html>) to ascertain site history relating to similar approved applications:

Site Address	Application Ref.	Decision Date	Description of Proposal
18C England's Lane	2019/1010/P	19/06/2019	Erection of mansard style roof extension; formation of roof terrace to fourth floor front elevation.
4 England's Lane	09/12/27/353 64	30/04/1983	Change of Use including works of conversion to form 2 self-contained flats and upper maisonette and the erection of a roof extension.
Flat 3, 6 England's Lane	2016/3248/P	31/08/2016	Alterations to roof of top floor flat including installation of a rooflight and enlargement of dormer windows.
12 England's Lane	2006/3988/P	27/03/2007	Erection of a two-storey rear extension at basement and ground floor level to provide additional floorspace for the existing retail units, plus erection of a roof extension and change of use of existing maisonette to provide two one-bedroom flats and one three-bedroom maisonette.
14 England's Lane	PL/9500604 2005/5033/P	13/10/1995 04/04/2006	Construction of dormer roof extension and works of conversion to provide 2 one bedroom flats and one three bedroom flat on the first, second, third and (new) fourth floors. Replacement of existing staircase at roof level with smaller glazed structure to facilitate access to the existing roof terrace of the top floor flat.
22-24 England's Lane	PL/8905404	30/10/1989	Construction of a mansard roof extension with front dormers and velux windows to rear for use in conjunction with existing showroom and store.
26 England's Lane	2006/5287/P	15/06/2007	Erection of a mansard roof extension and creation of an additional one-bedroom unit a (..) for change of use of the existing maisonette to create a three-bedroom maisonette, a one-bedroom flat and a studio flat, plus replacement of an existing door at ground floor level.
Flat A, 28 England's Lane	2008/2614/P	12/08/2008	Erection of mansard roof extension with rear terrace to provide additional floor space to existing third floor flat.
30 England's Lane	2006/0910/P	13/04/2006	The erection of a roof extension to replace an existing conservatory, including the lowering of front parapet wall (to be in line with the parapet wall of adjoining buildings_ and retention of existing roof terrace as works to 3rd floor flat.
36 England's Lane	2004/1725/P	19/07/2004	Erection of a roof extension to provide additional habitable space for the maisonette on the upper floors.
38 England's Lane	2013/0976/P	23/07/2013	Erection of roof extension with roof terrace to front in connection with existing third floor level flat (Class C3).
Flat 3, 40 England's Lane	2017/2560/P	15/06/2017	Erection of a roof extension with a front roof terrace and installation of rooflights to the rear
49B England's Lane	2013/7040/P	28/01/2014	Creation of a rear roof terrace and associated alterations to rear elevation including installation of railings and replacement of existing window with a door, all to flat.

In summary, the site therefore supports the proposed works for roof extension including a roof terrace, railings to an existing 1 x bedroom unit to provide a 2 x bedroom unit over existing third and proposed fourth floor levels.

Apart from residential accommodation; neighbouring properties, along England's Lane feature a number of different uses varying between A1, A2, A3 and D1 as identified in the location plan below:

fig. 2: Site Location Plan Extract identifying uses along England's Lane (C3/residential uses excluded)



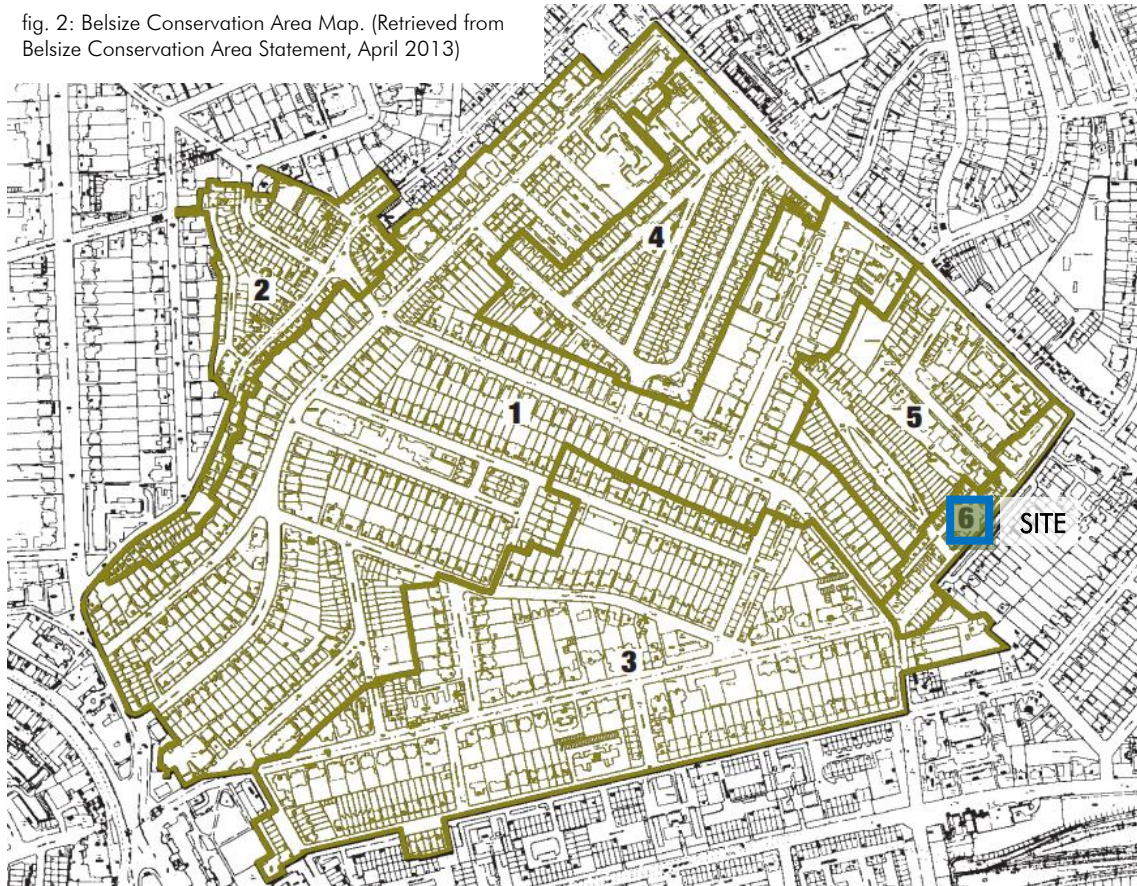
As demonstrated above, there is an imbalanced mix of uses along the street with high employment uses such as professional services or offices/A2 occupying a small part of the area. In summary, we believe that the proposed change of use will benefit the site and provide a better overall use mix as well as introduce higher employment uses within the vicinity.

3. Conservation Area Character analysis

The site lies within the Belsize Conservation Area Sub Area 6: England's Lane.

Belsize Conservation Area has a distinct quality and an overall architectural and historic character.

fig. 2: Belsize Conservation Area Map. (Retrieved from Belsize Conservation Area Statement, April 2013)



■ Listed buildings
■ Buildings which make a positive contribution

Characteristics of the site and its context as listed in the Belsize Conservation Area Statement:

"The northern side of the street and its western end is generally characterised by three to four storey terraces with shops at ground level and residential above."

"The terraces at nos. 4-26, 28-48 and 41-55 England's Lane are built in London stock brick and have contrasting painted stone and stucco detailing."

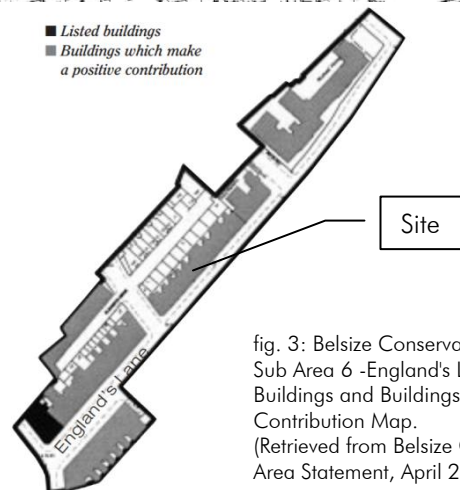


fig. 3: Belsize Conservation Area: Sub Area 6 -England's Lane Listed Buildings and Buildings of Positive Contribution Map. (Retrieved from Belsize Conservation Area Statement, April 2013)

The site and the terrace it forms part of, are considered buildings of positive contribution to the Conservation Area. The proposed works will be of no impact to the York stone slabs to shops which are listed as elements that enhance the Conservation Area.

Excerpts from Belsize Conservation Area Statement Guidelines relevant to the proposed works:

"New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and, where appropriate, architectural characteristics, detailing, profile and materials of adjoining buildings."

"Development which is overtly modern will not be resisted provided it respects the layout, height and scale of existing development within the Conservation Area."

"The formation of roof gardens can be an opportunity for external open space. Care should be taken in the location of gardens so that they do not have a detrimental impact on the street scene, surrounding buildings or the architectural quality of the building. Railings should be constructed from materials appropriate to the building and should not be prominent from the street. Consideration will be given to overlooking and the impact on long views in particular. Roof gardens should not be located on mansard roofs."

Proposal, response and considerations to Conservation Area Assessment guidelines:

A minimalist set back roof extension is proposed instead of a mansard roof extension with front dormers. The design choice derives from a research along the streetscene and assessing the potential of the proposal against current issues to the Conservation Site which mansard roofs fall under due to their proximity to the front elevation. The proposed set back roof extension provides an inconspicuous and fitting addition which is not visible from the street. Furthermore no visible vertical railings are proposed to the roof terrace to provide a more uniformed and non intrusive appearance.

The proposed works at roof level do not fall within the existing negative features along the Sub Area as listen in the Conservation Area statement.

The proposed mansard roof extension and formation of terrace at fourth floor levels is as approved under a recent Planning Consent with reference 2019/1010/P. (Granted Consent 19th June 2019, please refer to Appendix 1 for more information).As such, we believe that the principle of the proposed development will be of a positive contribution to the area and it will allow for an existing designated residential usage to be modernised to adopt to current requirements and provide much needed amenity areas.

4. Planning Policy

The following policy legislation has been identified as being relevant to this application:

- The National Planning Policy Framework (National Guidance)
- Camden Local Plan 2017
- Supplementary Planning Documents and non-Local Plan documents
- The London Plan 2017

The National Planning Policy Framework (National Guidance)

The NPPF sets out a presumption in favour of sustainable development, encouraging the approval of such development without delay. Core planning principles set out within the NPPF that are relevant to a proposed housing development include:

- Making it easier for jobs to be created in cities, towns and villages
- Seeking a high standard of design and good standard of amenity for all existing and future occupants.
- Encouraging the effective use of land by reusing land that has been previously developed.

- Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. In terms of the latter, this means approving development proposals that accord with the development plan without delay, and where the development plan is absent, silent or out-of-date, granting planning permission unless adverse impacts would significantly and demonstrably outweigh benefits when assessed against the policies of the Framework or where those policies indicate that development should be restricted.
- Paragraph 17 sets out 12 core planning principles within the overarching role that the planning system ought to play. These include:
 - to proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places that the country needs;
 - to take account of the different roles and character of different areas, inter-alia, promoting the vitality of our main urban areas; actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling.
- Paragraphs 18 and 19 indicate that the Government is committed to securing economic growth in order to create jobs and prosperity. 'Economic development' is defined in the Glossary to the NPPF at Annex 2 as 'development, including those within the B Use Classes'.

Camden's Local Plan

The following policies have been deemed relevant to this application:

Policy E1: Economic Development

Policy E2: Employment premises and site

Policy A1: Managing the impact of development

Policy D2: Heritage

Policy T1: Prioritising walking, cycling and public transport

Policy T2: Parking and car-free development

The London Plan 2011

The following policies have been deemed as relevant to this application:

- Policy 2.2: London and the wider Metropolitan Area
- Policy 4.1: Developing London's Economy
- Policy 4.2: Offices - States that: *"The Mayor will and boroughs and other stakeholders should: a support the management and mixed use development and redevelopment of office provision to improve London's competitiveness and to address the wider objectives of this Plan, including enhancing its varied attractions for businesses of different types and sizes including small and medium sized enterprises"*
- Policy 4.3: Mixed Use Development and Offices
- Policy 4.5: London's Visitor Infrastructure
- Policy 4.7: Retail and town centre development
- Policy 4.8 Supporting a successful and diverse retail sector and related facilities and services
- Policy 5.3: Sustainable Design and Construction
- Policy 7.2: An Inclusive Environment
- Policy 7.4: Local Character
- Policy 7.6: Architecture
- Policy 7.8: Heritage Assets and Archaeology

We have visited the site and surrounding area and have considered in full the Councils adopted planning policies and related guidance and are of the opinion that the proposed development is policy compliant.

5. Proposal

The proposal relates to the site at 18 England's Lane within close proximity to Chalk Farm and Belsize Park tube stations, Kentish Town West over ground station and local bus routes.

The existing building is a five storey (including basement) mixed-use property, comprising of a retail unit on ground and basement and residential units C3 Use to the upper (1st, 2nd & 3rd) floors. The upper floor self-contained units are served by a separate access at ground floor level via England's Lane whereas the ground and basement retail has its own access along the street.

The proposal is for a change of use of 3 x self-contained residential units (C3 Use) to 3 x offices/professional services (A2 Use) including a mansard roof extension and formation of roof terrace at fourth floor level with associated internal layout alterations over first, second, third and fourth floor levels to an existing terrace property.

The proposed mansard roof extension and formation of terrace at fourth floor levels is as approved under a recent Planning Consent with reference 2019/1010/P. (Granted Consent 19th June 2019, please refer to Appendix 1 for more information). No further external alterations are proposed.

The proposal would bring valuable floorspace into use and provide new office floor space in the area while not conflicting with national or local plan policy. The development will provide well proportioned offices/professional services over first, second, third and proposed fourth(as approved) floor levels with access to external amenity areas at fourth floor level.

The proposal has been designed with great consideration and the preservation of the style and character of the conservation area at the forefront.

The scheme is sensitive and mindful to take into account all aspects of the conservation area such as site context and characteristics, prevalent styles and features in the area without detracting from the current appearance and landscaping.

We have examined the Belsize Conservation Area Character Appraisal (April 2013) and have carried out a careful study of the area's history whereby a number of properties demonstrate A1, A2, A3 and D1 uses with a lack of professional services A2 towards the centre of the terrace.

Our proposal will not be of any impact to the ground floor premises and will maintain the access/passage to rear loading bays. There is, therefore, no reason to consider that the proposed development would cause harm to the function and character of the area and as such, the proposed development complies with Camden Local Plan: Economic Development Policy E1 (2017) aiming to support local small business and encourage native employment.

6. Amount

The surrounding buildings consist of 4 to 5-stories properties comprising of a mix of commercial/retail, offices and residential uses along England's Lane.

The proposed internal alterations will not cause any impact to the site or its neighbouring properties.

The proposed development will encourage economic development and prosperity by providing facilities suitable for various types of small businesses and enterprises, allowing companies to hire locally.

The proposal seeks to revitalise the premises by offering an economically viable Use and office spaces. It is our opinion that the proposed development would not cause any harm to the area's uses, character and appearance, or the visual amenities of the street scene.

7. Layout

The proposal has been designed to be of acceptable size and not detrimental to the neighbouring properties or constitute over-development of the site.

The proposed layouts for the three new office units have been designed with great consideration to utilise space and to make eminent use of natural day- lighting to the dedicated office spaces without having any overlooking issues and being mindful of the surrounding area.

The proposed office units will be accessible as existing from the main entrance dedicated to the upper floors to the front of the site along England's Lane to be coherent with neighbouring properties.

The proposal has been designed to be open plan with flexibility to any compartmentation necessity of future tenants and configured so they are in accordance with the stacking requirements.

The proposed usages and sizes are illustrated below:

Location	Type of Unit	Incorporation	Proposed Area (m ²)
First Floor	Office Unit A A2 Use	2 x WC	4.5
		Kitchenette	3.0
		Dedicated Office Space	29.0
		Total Floor Area:	37.0 m²
Second Floor	Office Unit B A2 Use	2 x WC	4.5
		Kitchenette	3.0
		Dedicated Office Space	29.0
		Total Floor Area:	37.0 m²
Third & Fourth Floor	Office Unit C A2 Use	2 x WC	5.0
		Kitchenette	3.0
		Dedicated Office Space	56.0
		Total Floor Area:	68.0 m²
		External Amenity:	7.0 m²

8. Scale & Appearance

The application site and its surrounding/adjoining buildings, along the terrace, consist of 5-6 storey properties homogenous in scale and appearance.

The proposed roof extension has been designed to be subservient to the front elevation of the building and to be suitably set-back from the existing front parapet as to not be invisible from the street at head height.

The proposal would see the existing side parapets and chimney reinstated at higher level in-line with approved proposals to the neighbouring properties. Areas where brick is proposed, the proposed brickwork will match the existing to allow for a harmonised appearance.

The proposed mansard roof is to be finished in slate tiles with energy efficient double glazed aluminium doors and windows completing the proposed fenestration. The appearance of the proposed design respects the immediate neighbourhood and has been designed to be visually unobtrusive to the site context by virtue of its proportions, fenestration pattern and style and the types of materials used. All proposed works will incorporate the use of high quality materials that are sympathetic to the character and appearance of this Conservation Area.

The scale and appearance of the proposed mansard roof extension and formation of terrace at fourth floor levels is as approved under a recent Planning Consent with reference 2019/1010/P. (Granted Consent 19th June 2019, please refer to Appendix 1 for more information). No further external alterations are proposed.

Subsequently the proposal will remain sympathetic to the character and appearance of the existing and surrounding buildings and will be of no impact to the site, as a number of surrounding properties feature similar additions with no adverse impact as previously demonstrated.

9. Access

The property is located within close proximity to local amenities and is served well by public transport through nearby bus routes and underground stations.

The application site has a PTAL rating of 3 and is within walking distance from London Underground stations Chalk Farm (0.4 miles - 8 min. walk) and Belsize Park (0.4 miles - 8 min. walk). Swiss Cottage station is within a 13 minute walk (0.6 miles) and Kentish Town West Overground Station within a 14 min. walk (0.7 miles). The site is well served by bus routes with 6 bus stops in the vicinity offering night transportation options.

Provision of secured cycle parking has been provided in accordance with minimum standards and the London Plan (2017). Cycle storage is provided at first floor level for 4 x bicycles for the use of the Units A & B with a storage for 2 x bicycles provided within Unit C.

Access to the unis will remain as existing from the main entrance dedicated to the upper floors to the front of the site along England's Lane to be coherent with neighbouring properties.

10. Refuse and Recycling

The existing refuse/recycling collection for the property will be maintained as existing along England's Lane. Separate arrangements will be made for a private collection of all office waste and recycling.

Provision shall be made for refuse and recycling storage within each proposed unit.

11. Noise and Pollution

There are no alterations proposed to the existing building that would impact upon the neighbouring amenity, provision of adequate sound insulation measures would be secured through compliance with building regulations.

The external walls, floors and dividing ceilings to the new office space will be fully compartmented to comply with current regulations and acoustically tested to ensure no harmful impact on the amenities of the future occupiers.

12. Summary

Local planning documents have been addressed and are as follows:

- Camden Local Plan, 2017
- NPPF (National Planning Policy Framework, March 2012) - '7. Requiring good design'
- Conservation Area Statement: Belsize
- The London Plan, 2017

The proposal is for a change of use of 3 x self-contained residential units (C3 Use) to 3 x offices/professional services (A2 Use) including a mansard roof extension and formation of roof terrace at fourth floor level with associated internal layout alterations over first, second, third and fourth floor levels to an existing terrace property.

The proposed mansard roof extension and formation of terrace at fourth floor levels is as approved under a recent Planning Consent with reference 2019/1010/P. (Granted Consent 19th June 2019, please refer to Appendix 1 for more information). No further external alterations are proposed.

The proposal would bring valuable floor space into use and provide new office floor space in the area while not conflicting with national or local plan policy. The development will provide a well proportioned 3 x offices/professional services over first, second, third and fourth(as approved) floor levels with access to external amenity areas at fourth floor level.

The proposal has been designed with great consideration and the preservation of the style and character of the conservation area at the forefront.

This proposal is in accordance with the relevant Local Development Policies, the relevant Core Strategy Policies and Supplementary Planning Guidance documents. We trust that this application will be considered for approval as it clearly demonstrates an extension proposal sympathetic to the street scene and provides an overall positive contribution to the existing building and the surrounding area.

Appendix 1: Previously Approved Scheme for 18C England's Lane, London NW3 4TG for
Erection of mansard style roof extension; formation of roof terrace to fourth floor front
elevation. PLA ref: 2019/1010/P (Granted Consent 19th June 2019)

Application ref: 2019/1010/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 19 June 2019

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

Phone: 020 7974 4444

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

Vivendi Architects LTD
Unit E3U, Ringway
Bounds Green Industrial Estate
London
N11 2UD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
18 England's Lane
London
NW3 4TG

Proposal: Erection of mansard style roof extension; formation of roof terrace to fourth floor front elevation.

Drawing Nos: 1715-E01-00_Rev.P1, 1715-P02-00_Rev.P2, 1715-E02-00_Rev.P1, 1715-P03-00_Rev.P3, 1715-E03-00_Rev.P1, 1715-P04-00_Rev.P3, 1715-E04-00_Rev.P1, 1715-P02-01_Rev.P3, 1715-E02-01_Rev.P1 & 1715-P03-01_Rev.P3

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 policies 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: 1715-E01-00_Rev.P1, 1715-P02-00_Rev.P2, 1715-E02-00_Rev.P1, 1715-P03-00_Rev.P3, 1715-E03-00_Rev.P1, 1715-P04-00_Rev.P3, 1715-E04-00_Rev.P1, 1715-P02-01_Rev.P3, 1715-E02-01_Rev.P1 & 1715-P03-01_Rev.P3.

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

- 4 Notwithstanding the details shown on the plans hereby approved, before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Manufacturer's specification details of all facing materials (including a slate tile finish to the mansard) (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 The flat roof of the mansard hereby approved shall be accessed for maintenance and repair works only, and shall not be used as a terrace, balcony, or similar amenity space in perpetuity.

Reason: To safeguard the appearance of the premises, the character of the immediate area, and amenities of neighbouring properties in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Notwithstanding the details shown on the approved plans, the historic corbel detailing to the front elevation shall be reinstated in its entirety prior to the first occupation of the extension hereby approved.

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.

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.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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>

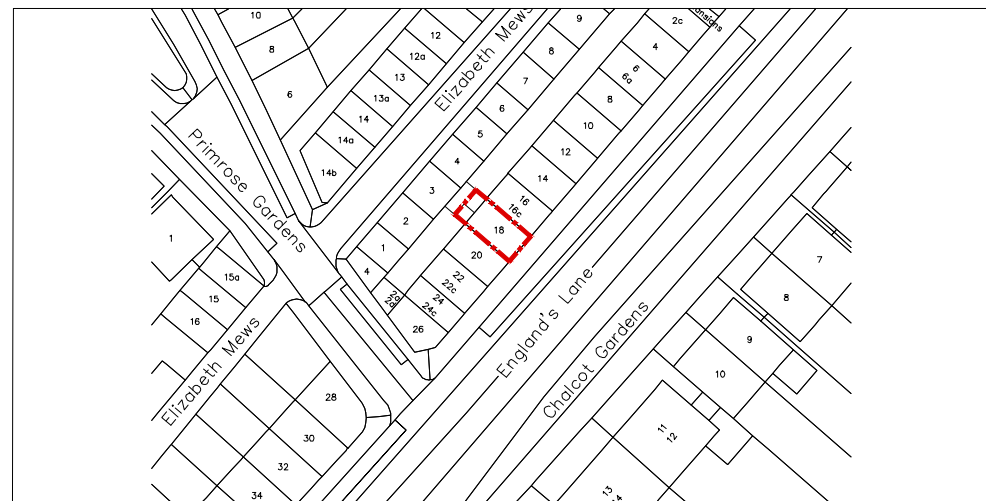
Yours faithfully



Daniel Pope
Chief Planning Officer



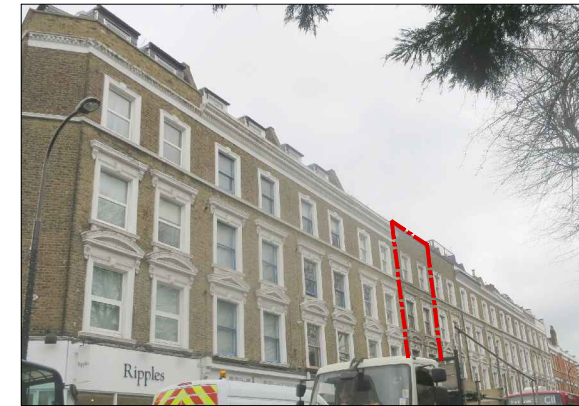
[02] EXISTING SITE BLOCK PLAN @1:500



[01] O.S. MAP @1:1250



1. REAR ELEVATION OF PARADE



2. STREETSCENE PERSPECTIVE - SOUTH-WEST APPROACH



4. FRONT/STREETSCENE ELEVATION



5. STREETSCENE PERSPECTIVE DEMONSTRATING NEIGHBORING ROOF EXTENSIONS



3. REAR ELEVATION OF ROOF EXTENSION INCORPORATING A ROOF TERRACE WITH PERIMETER RAILINGS



AERIAL PERSPECTIVE - SOUTH ELEVATION ALONG ENGLAND'S LANE

[03] SITE PHOTOS @NTS

NOTE:
DO NOT SCALE FROM DRAWINGS - EXCEPT FOR PLANNING PURPOSES.
ALL DISCREPANCIES TO BE REPORTED TO ARCHITECT IMMEDIATELY.
ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS.

P1 18/02/19 Issue For Planning

VIVENDI ARCHITECTS LTD
Unit E3U, Bounds Green Industrial Estate, Ringway, London N11 2UD
Tel/Fax +44 (0)20 3232 4000 - email: info@vivendiarchitects.com
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ISO-A3

PROJECT TITLE:
18 ENGLAND'S LANE, LONDON NW3 4TG

DRAWING TITLE:
O.S. Map, Existing Site Block Plan & Site Photos

CLIENT:
LXE INVESTMENTS LTD.

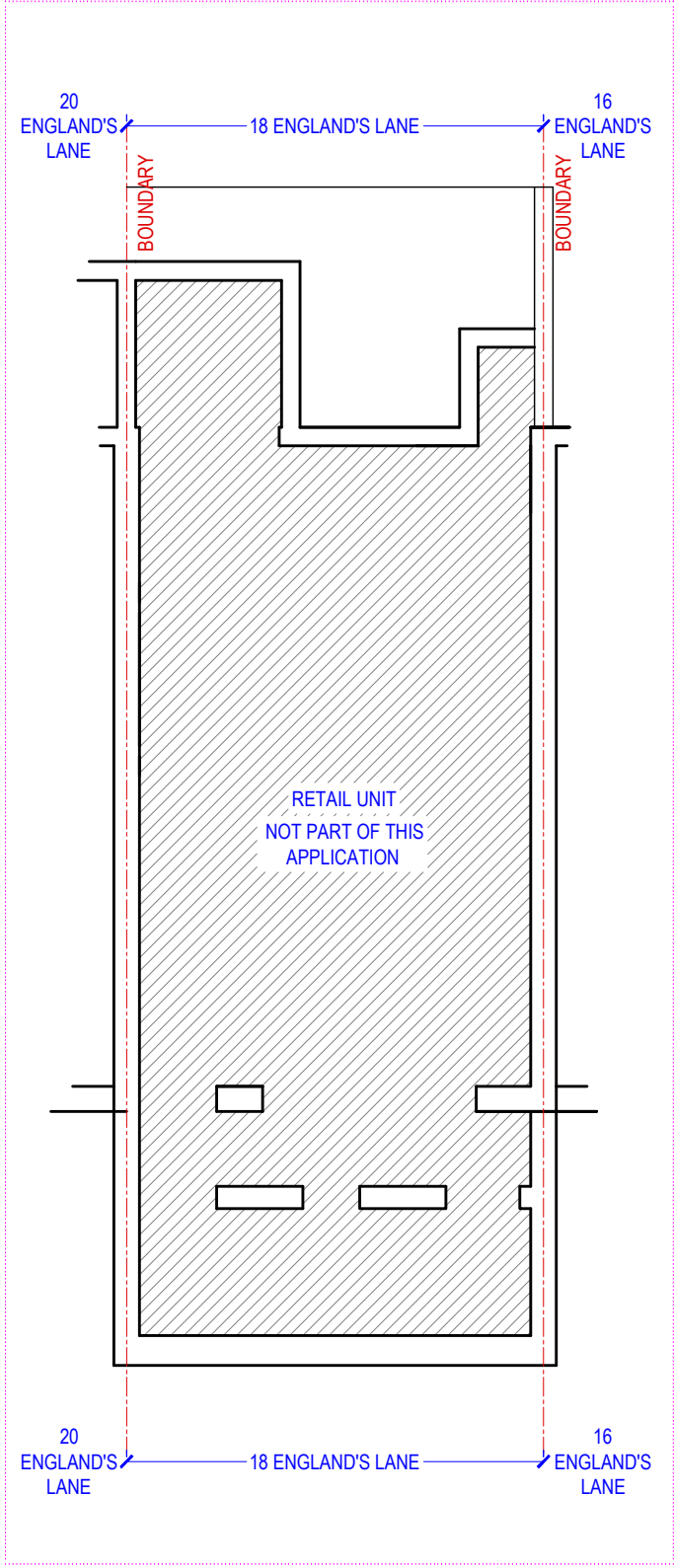
DRAWN: SM
CHECKED: GK
ISSUED BY: GK

STATUS: PLA

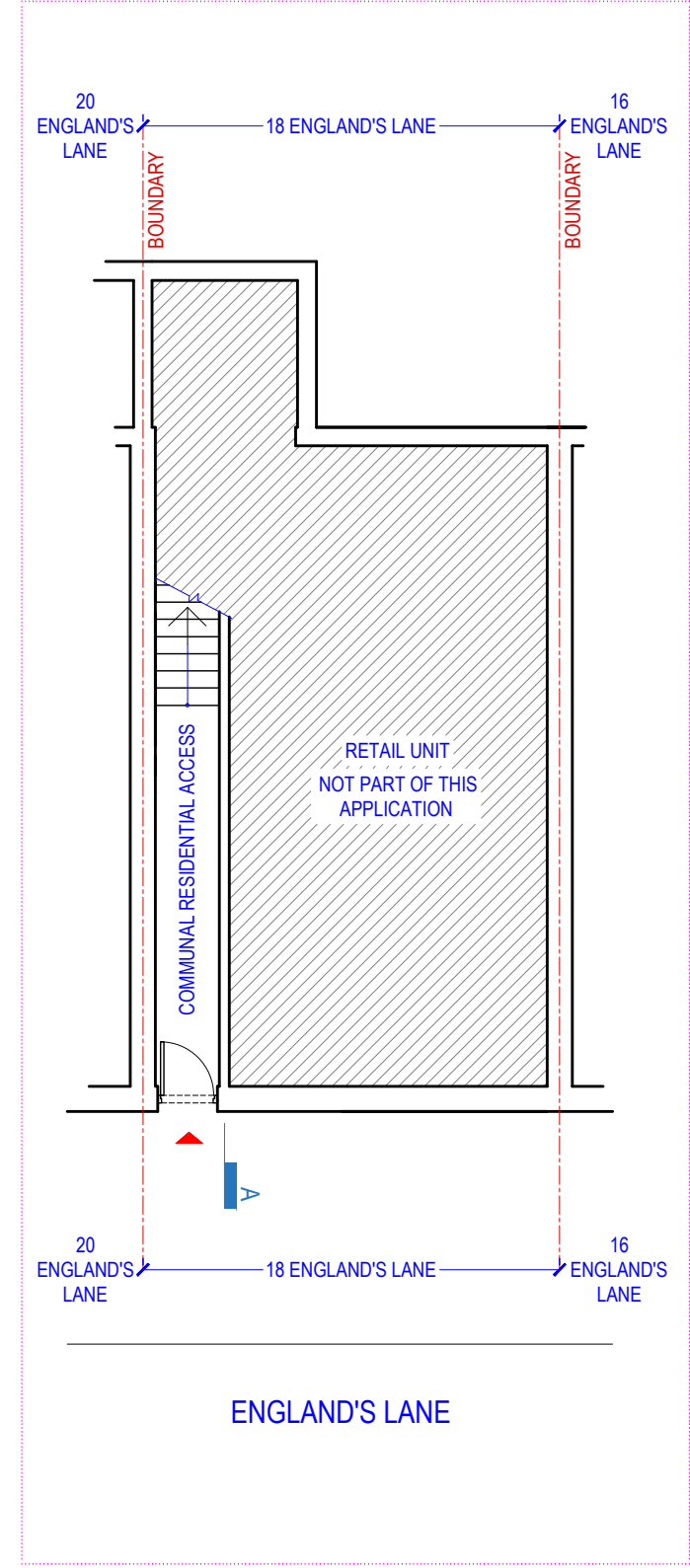
SCALE AT A3: 1:1250/1:500
REVISION: P1

JOB AND DRAWING NO.:

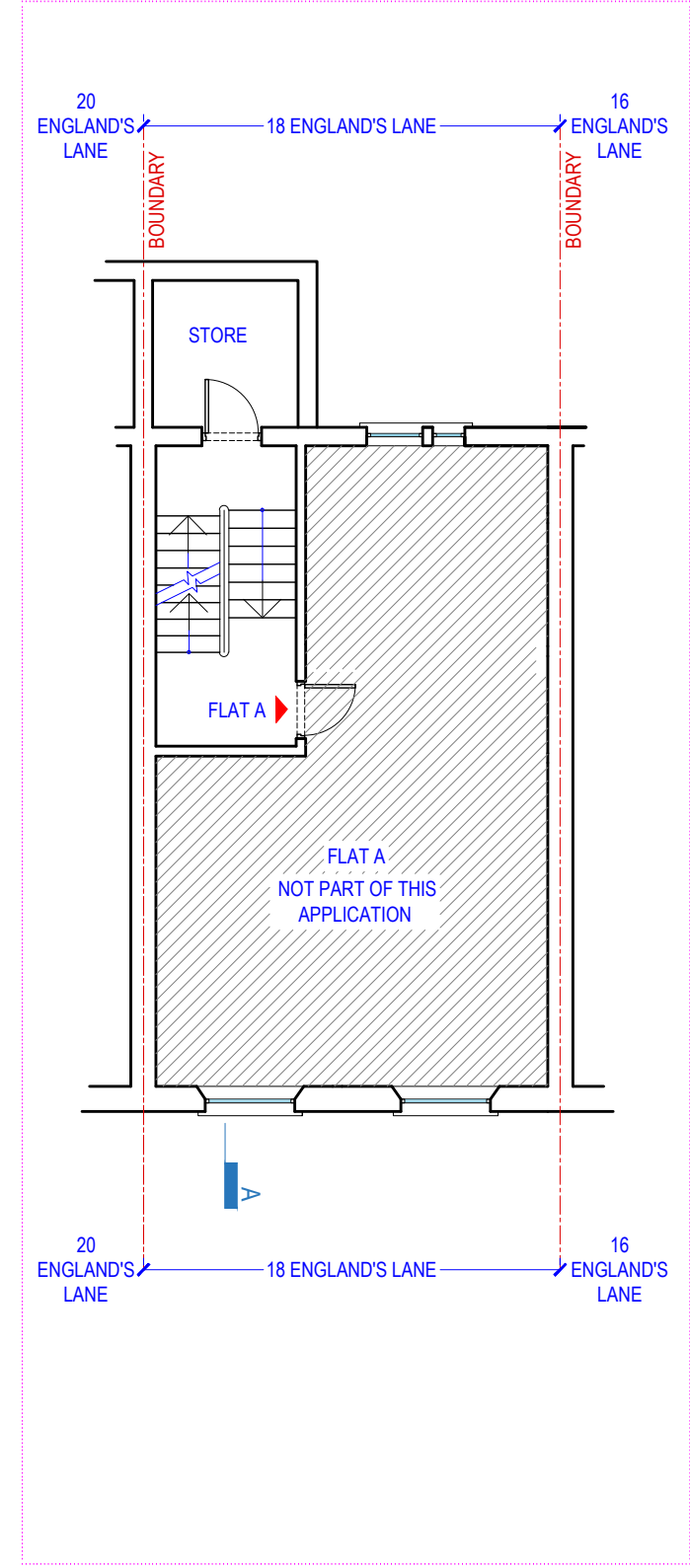
1715-E01-00



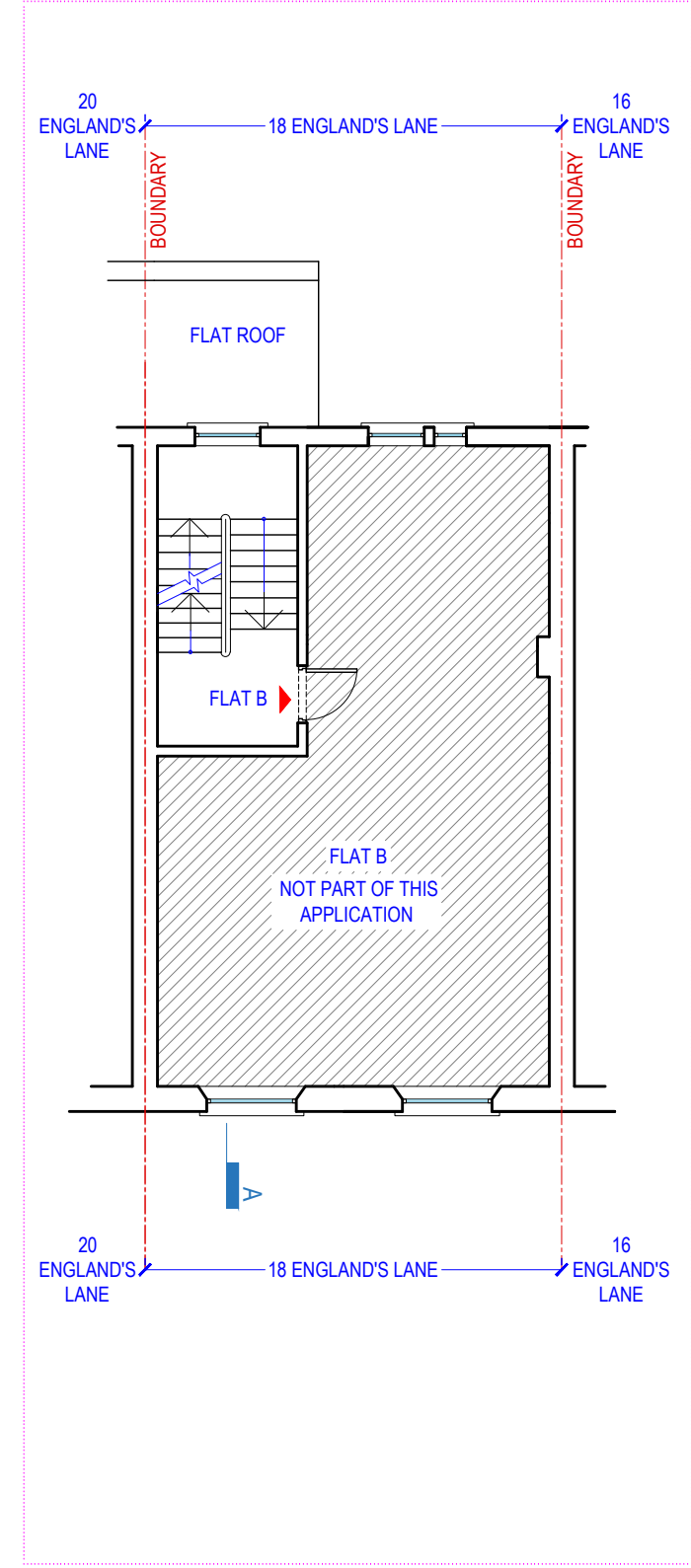
[01] EXISTING BASEMENT PLAN @1:100



[02] EXISTING GROUND FLOOR PLAN @1:100



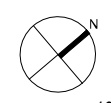
[03] EXISTING FIRST FLOOR PLAN @1:100



[04] EXISTING SECOND FLOOR PLAN @1:100

NOTE:
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ALL DISCREPANCIES TO BE REPORTED TO ARCHITECT IMMEDIATELY.
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P1 18/02/19 Issue For Planning



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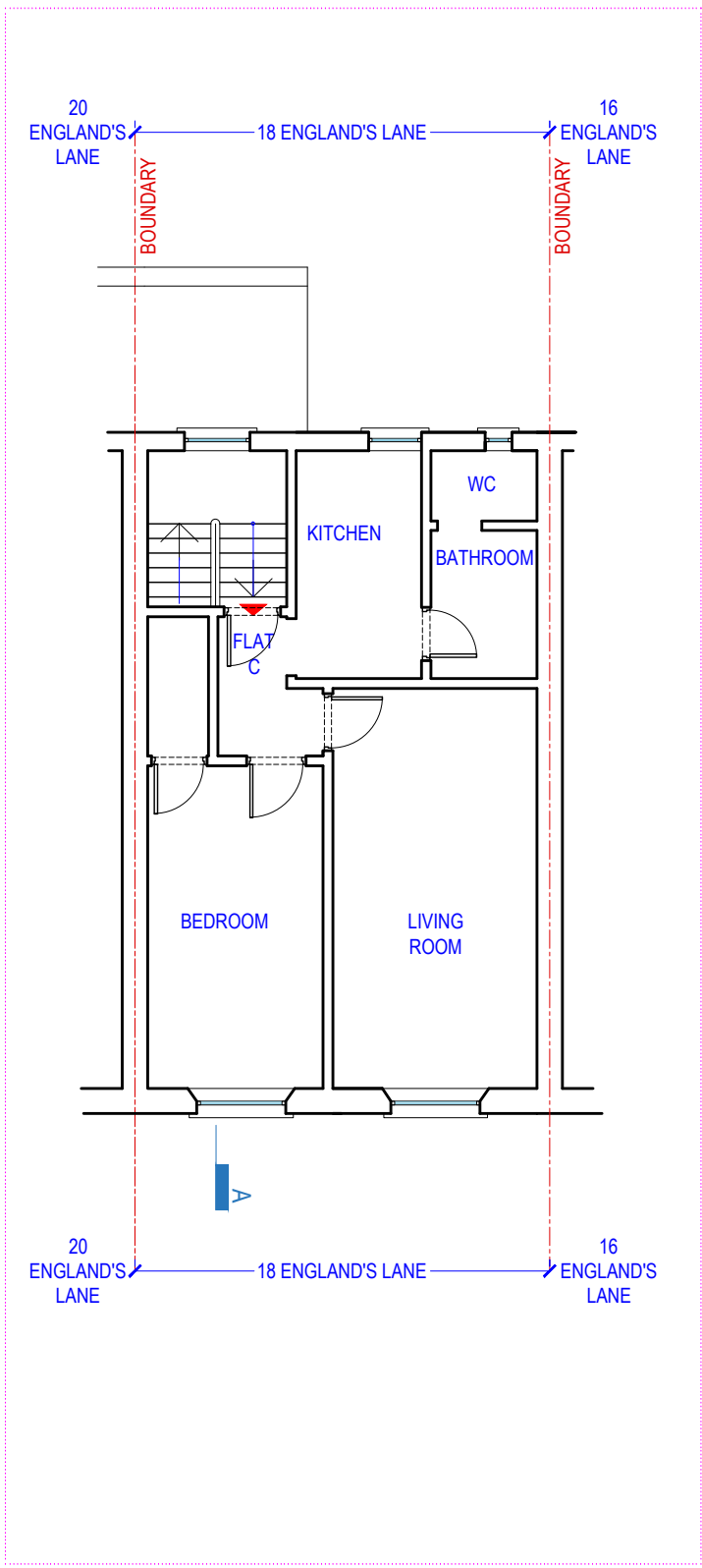
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ISSUED BY: GK	REVISION: P1

ISO-A3

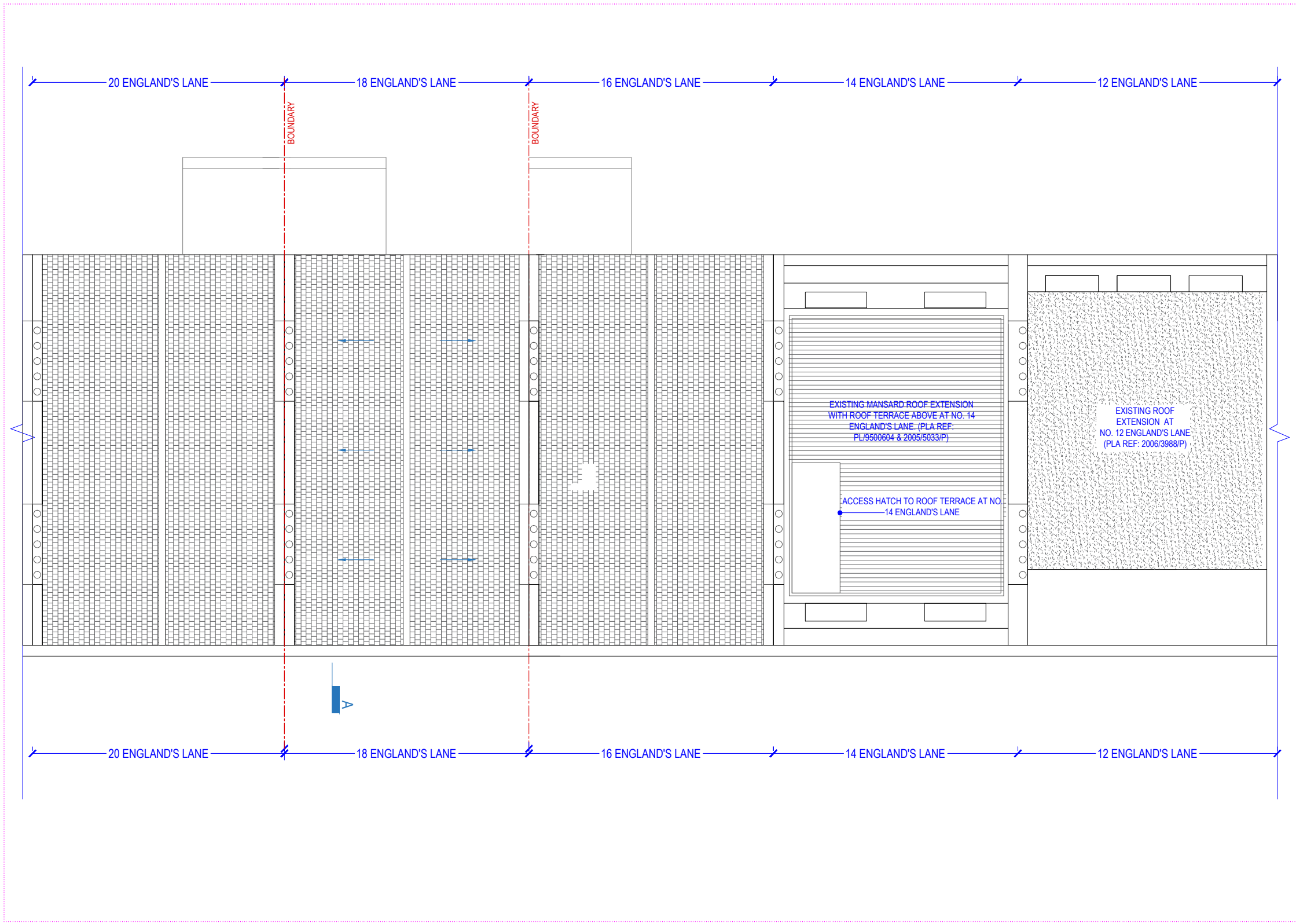
PROJECT TITLE:
18 ENGLAND'S LANE, LONDON NW3 4TG

DRAWING TITLE:
Existing Basement, Ground, First & Second Floor Plans

JOB AND DRAWING NO:
1715-E02-00



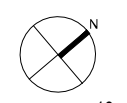
[01] EXISTING THIRD FLOOR PLAN @1:100



[02] EXISTING ROOF PLAN @1:100

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PROJECT TITLE:
18 ENGLAND'S LANE, LONDON NW3 4TG

DRAWING TITLE:
Existing Third Floor & Roof Plans

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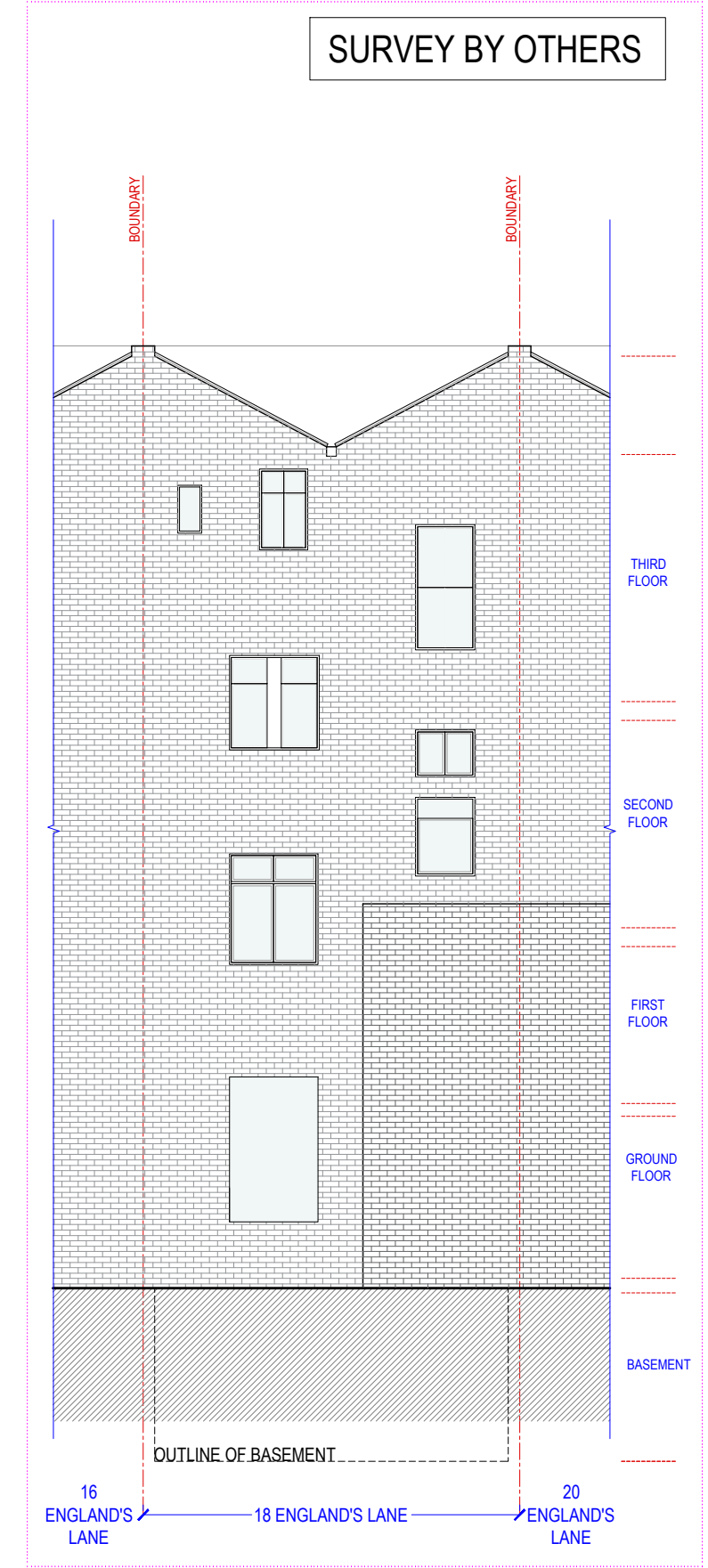
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CHECKED: GK	SCALE AT A3: 1:100
ISSUED BY: GK	REVISION: P1
JOB AND DRAWING NO.:	

1715-E02-01



[01] EXISTING FRONT ELEVATION

@1:100



SURVEY BY OTHERS

[02] EXISTING REAR ELEVATION

@1:100

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CHECKED:
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ISSUED BY:
GK

STATUS:
PLA

SCALE AT A3:
1:100

REVISION:
P1

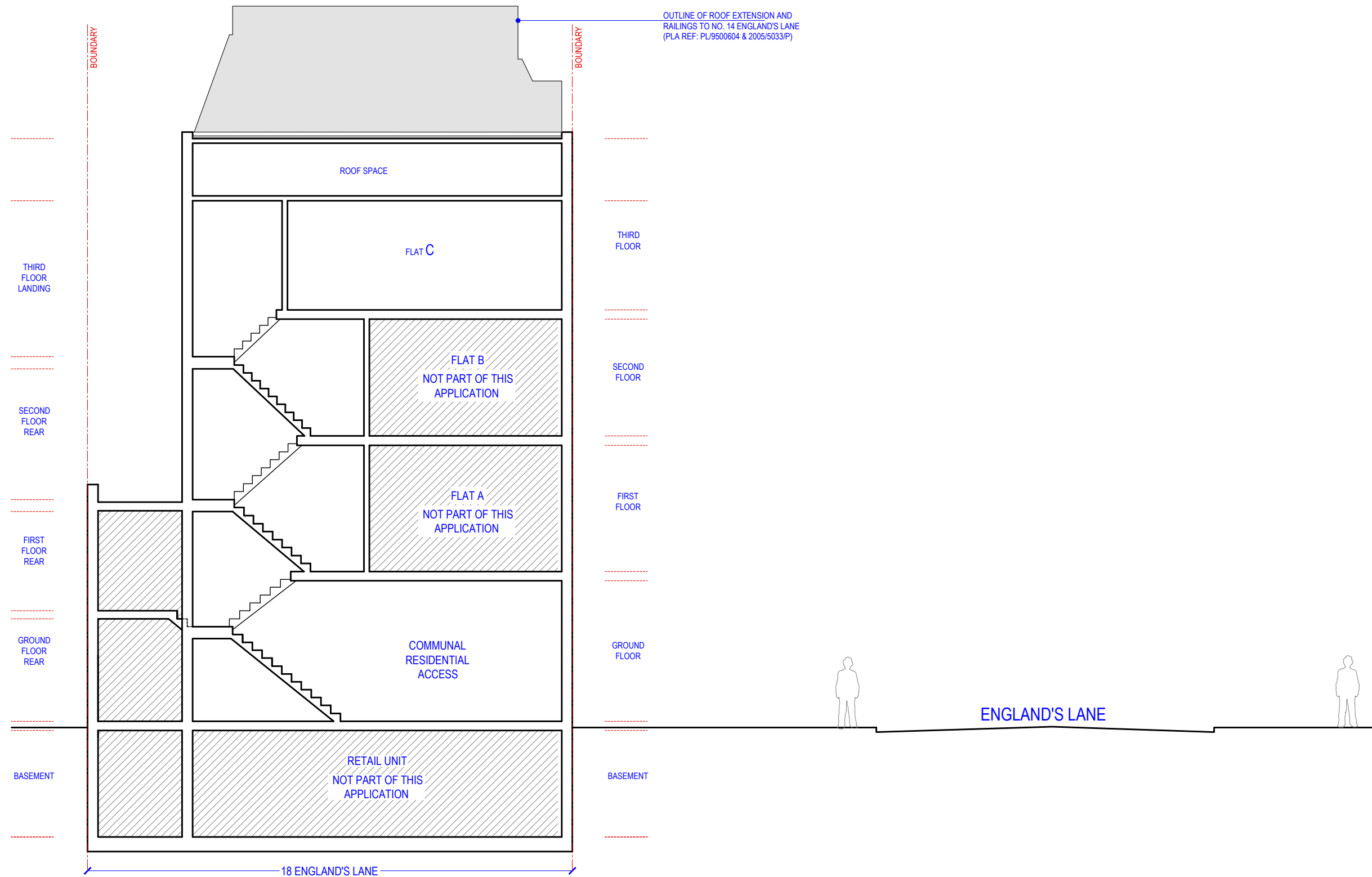
PROJECT TITLE:
18 ENGLAND'S LANE, LONDON NW3 4TG

DRAWING TITLE:
Existing Front & Rear Elevations

JOB AND DRAWING NO.:

1715-E03-00





[01] EXISTING SECTION AA'

@1:100

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P1 18/02/19 Issue For Planning

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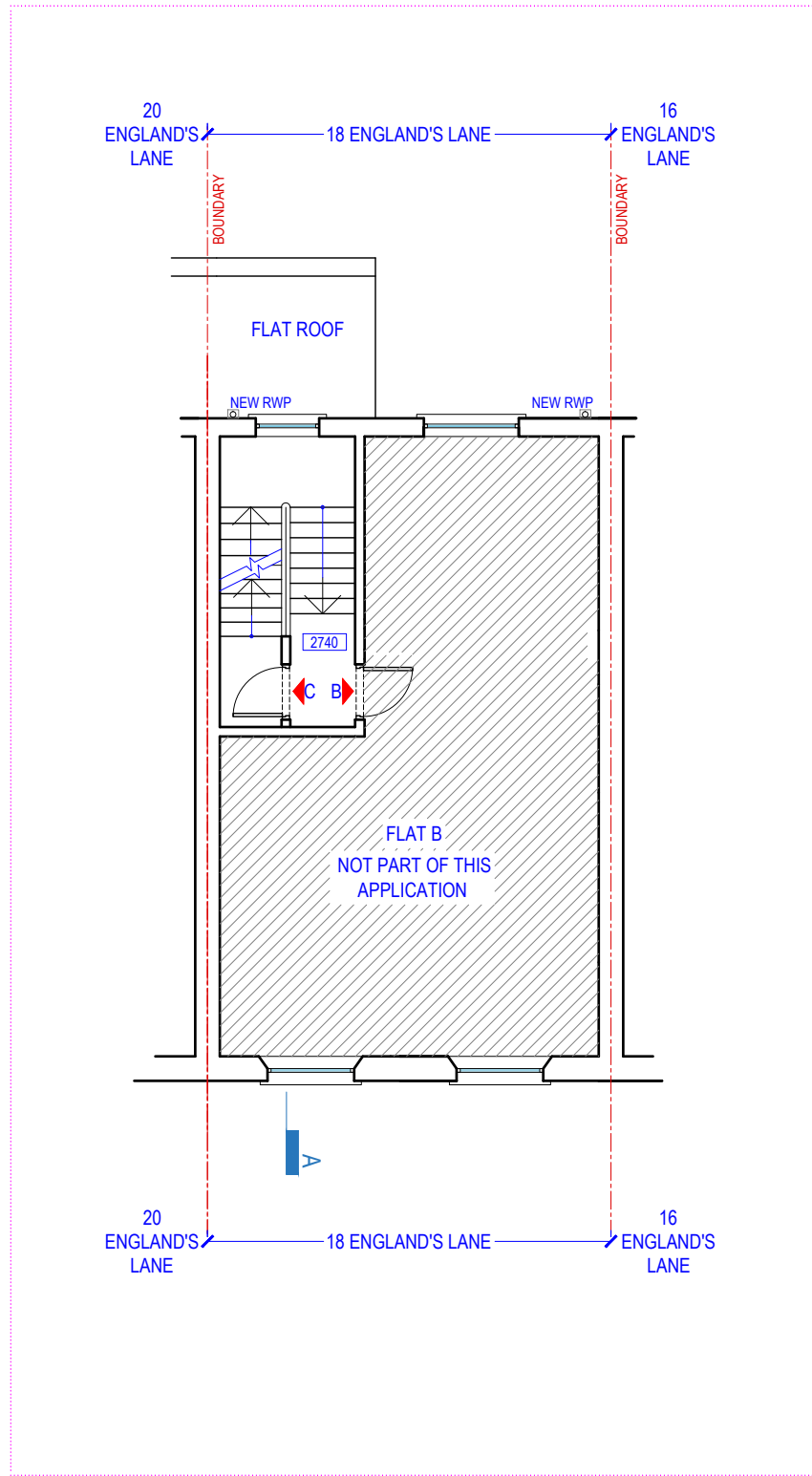
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ISSUED BY: GK	REVISION: P1
JOB AND DRAWING NO: 1715-E04-00	



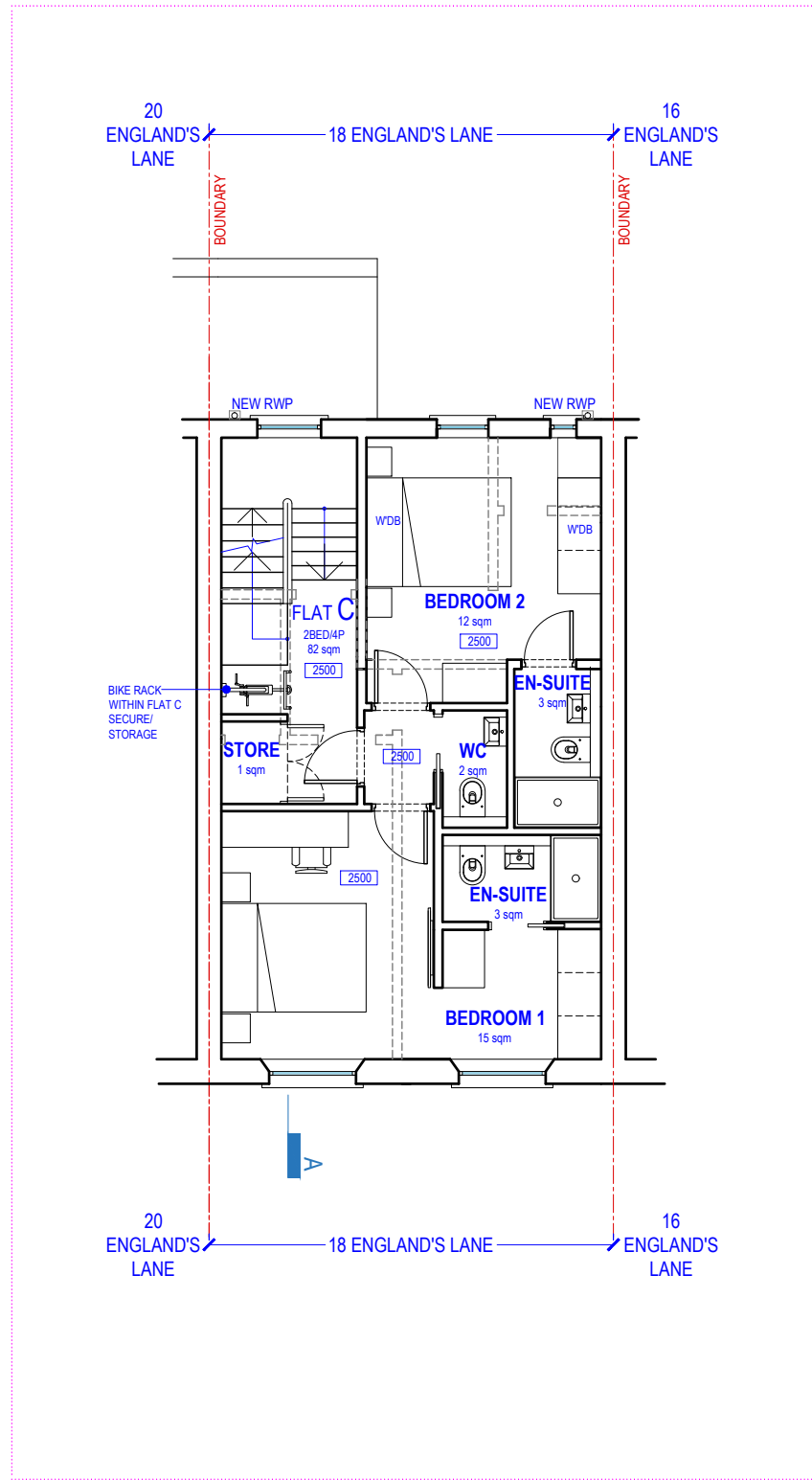
ISO-A3

PROJECT TITLE:
18 ENGLAND'S LANE, LONDON NW3 4TG

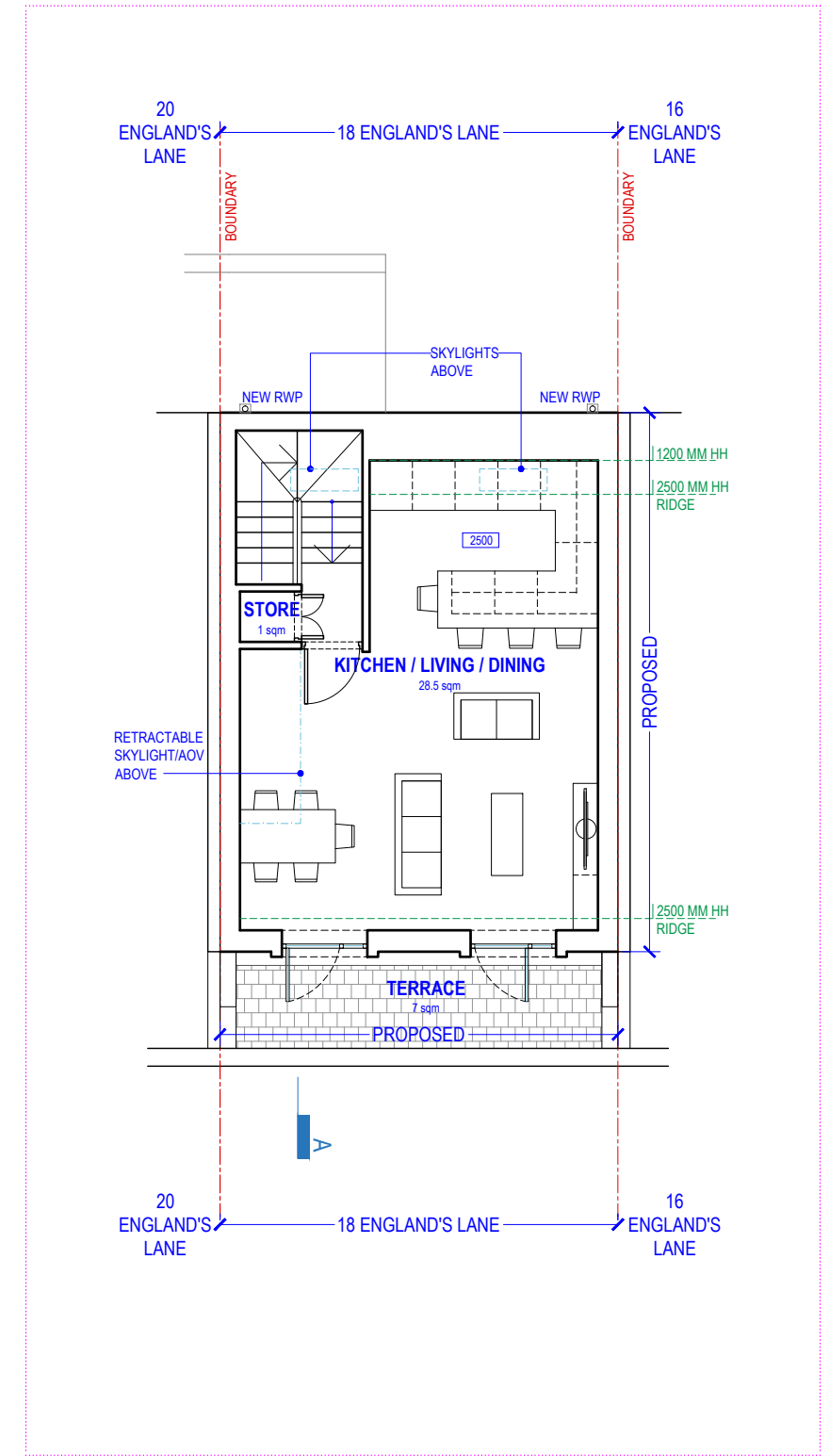
DRAWING TITLE:
Existing Section AA'



[01] PROPOSED SECOND FLOOR PLAN @1:100



[02] PROPOSED THIRD FLOOR PLAN @1:100



[03] PROPOSED FOURTH FLOOR PLAN @1:100

NOTE:
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P1 18/02/19 Issue For Planning
P2 01/04/19 Stair access to roof removed from 4th floor



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PROJECT TITLE:
18 ENGLAND'S LANE, LONDON NW3 4TG

DRAWING TITLE:
Proposed Second, Third & Fourth Floor Plans

CLIENT:
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DRAWN:
SM
CHECKED:
GK
ISSUED BY:
GK

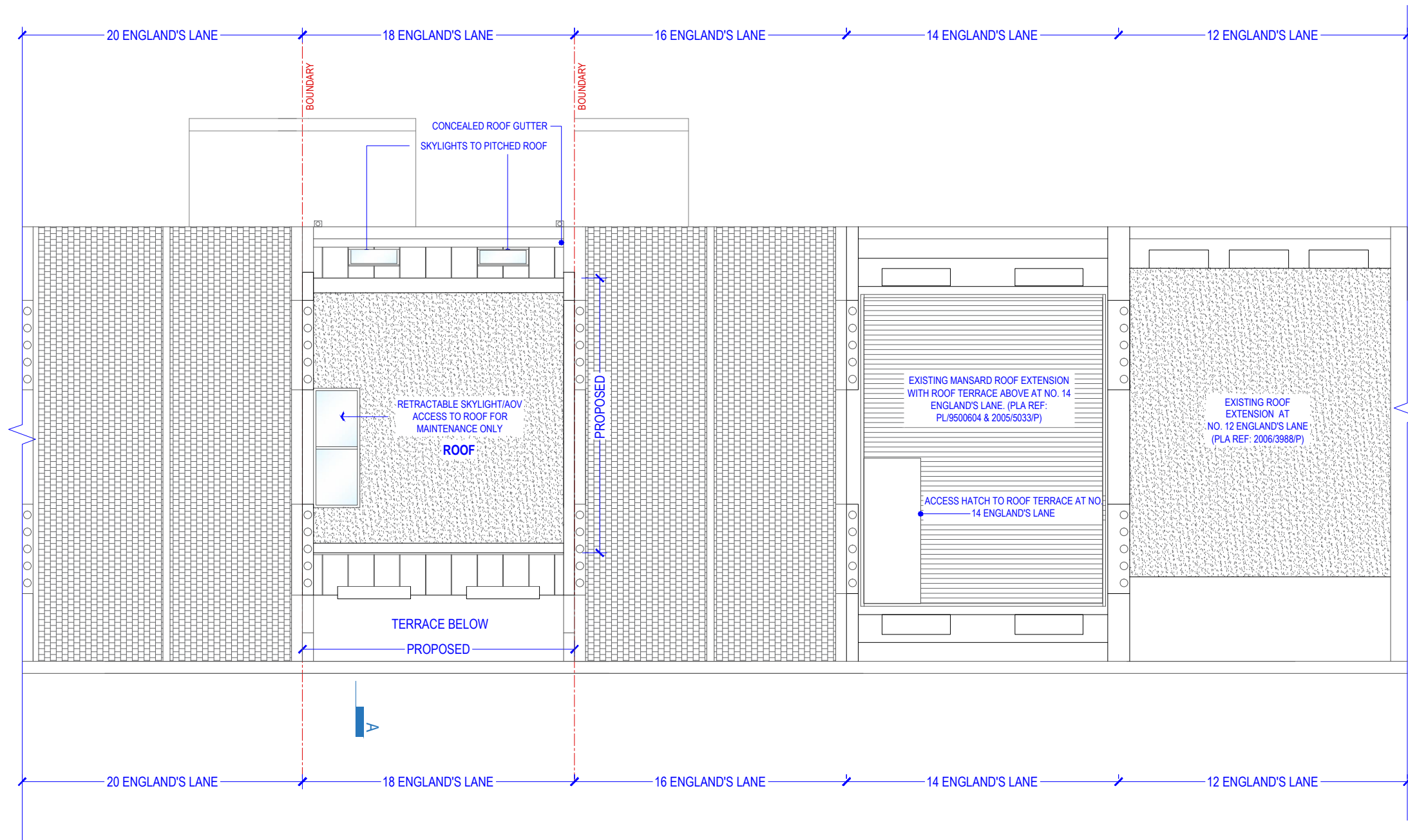
STATUS:
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SCALE AT A3:
1:100

REVISION:
P2

JOB AND DRAWING NO.:

1715-P02-00



[01] PROPOSED ROOF PLAN

@1:100

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COMMENCEMENT OF ANY WORKS.

- P1 18/02/19 Issue For Planning
- P2 01/04/19 Stair access, handrail and roof terrace removed
- P3 09/04/19 Mansard roof lowered



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PROJECT TITLE:
18 ENGLAND'S LANE, LONDON NW3 4TG

DRAWING TITLE:
Proposed Roof Plan

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DRAWN:
SM
CHECKED:
GK
ISSUED BY:
GK

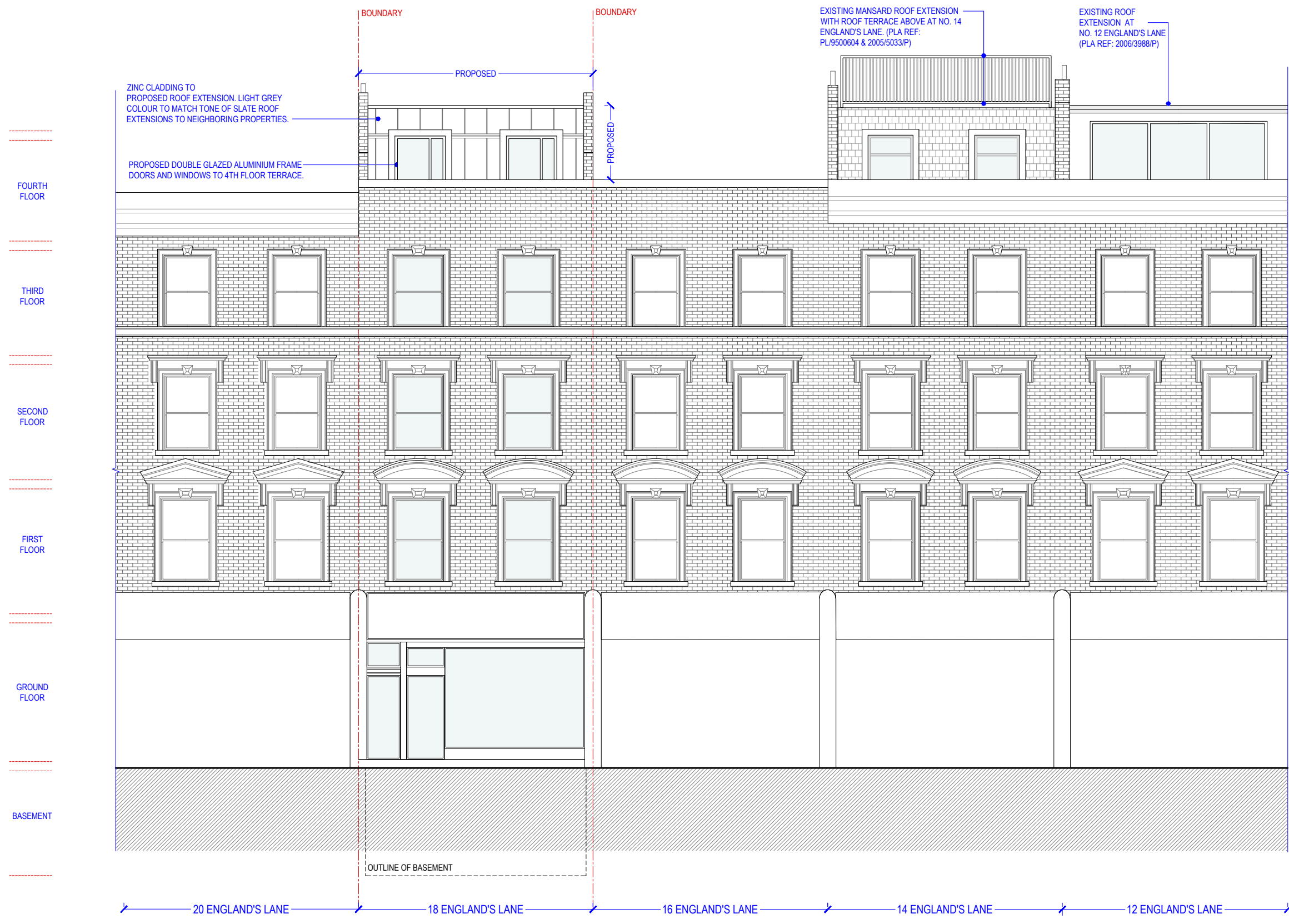
STATUS:
PLA

SCALE AT A3:
1:100

REVISION:
P3

JOB AND DRAWING NO:

1715-P02-01



[01] PROPOSED FRONT ELEVATION

@1:100

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P1 18/02/19 Issue For Planning
P2 01/04/19 Roof terrace removed
P3 09/04/19 Mansard roof lowered

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CHECKED:
GK
ISSUED BY:
GK

STATUS:
PLA
SCALE AT A3:
1:100
REVISION:
P3

ISO-A3

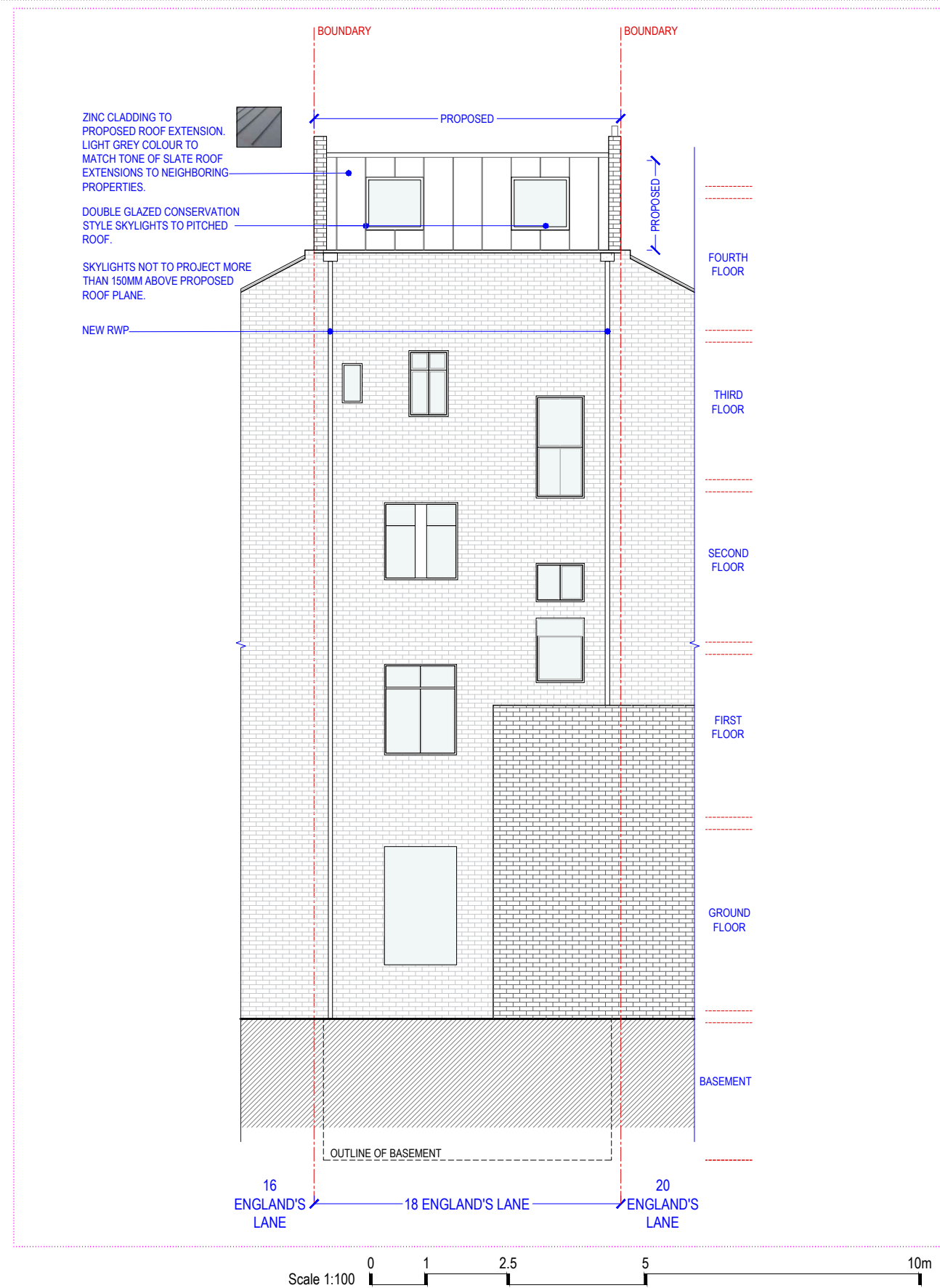
PROJECT TITLE:
18 ENGLAND'S LANE, LONDON NW3 4TG

DRAWING TITLE:
Proposed Front Elevation

JOB AND DRAWING NO:

1715-P03-00





[01] PROPOSED REAR ELEVATION

@1:100

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P1	18/02/19	Issue For Planning
P2	01/04/19	Roof terrace/balustrade removed
P3	09/04/19	Mansard roof lowered

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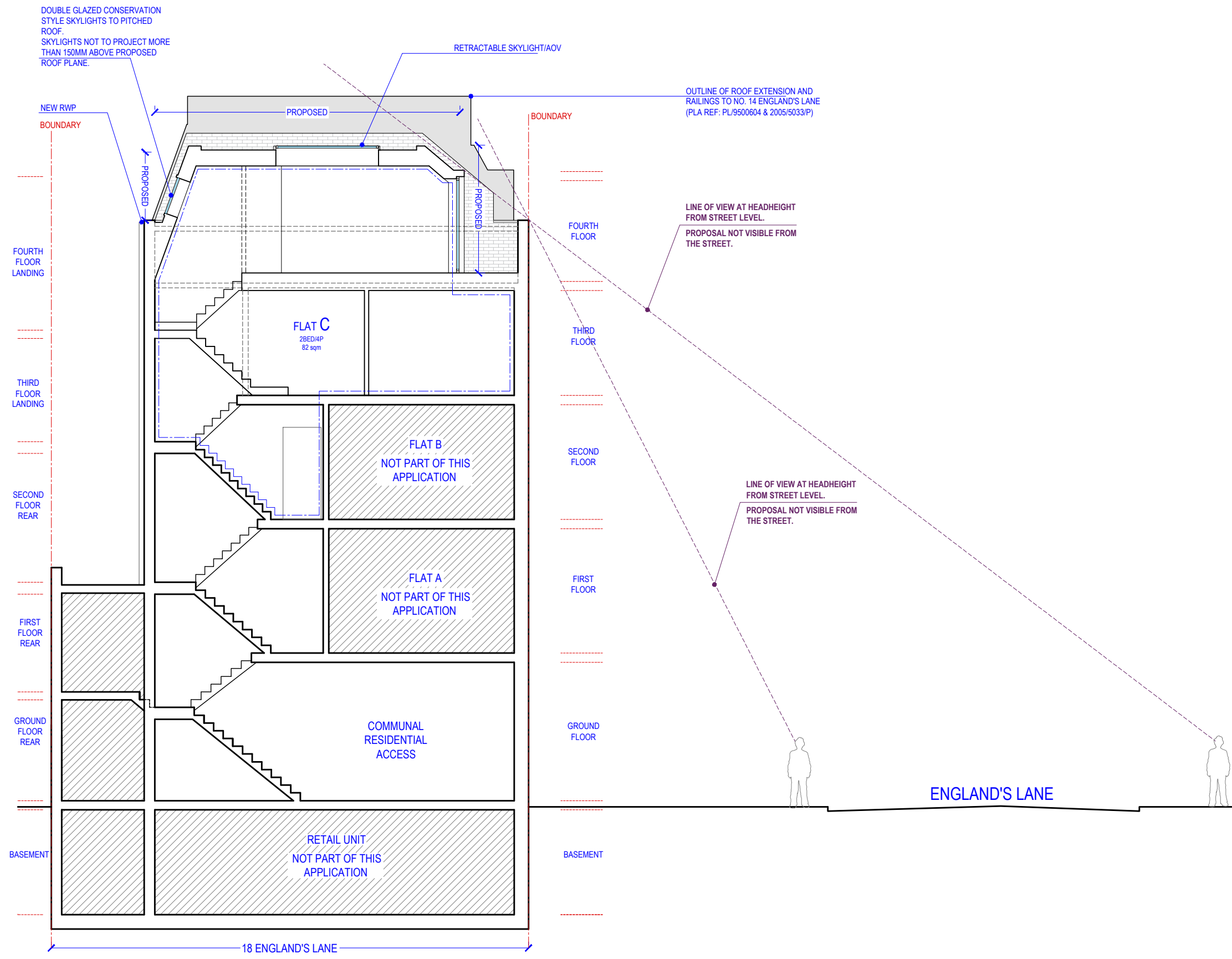
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ISSUED BY: GK	REVISION: P3

PROJECT TITLE:
18 ENGLAND'S LANE, LONDON NW3 4TG

DRAWING TITLE:
Proposed Rear Elevation

JOB AND DRAWING NO:

1715-P03-01



[01] PROPOSED SECTION AA'

@1:100

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- P1 18/02/19 Issue For Planning
- P2 01/04/19 Roof terrace including stairs to roof removed
- P3 09/04/19 Mansard roof lowered

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ISSUED BY: GK

STATUS: **PLA**
SCALE AT A3: **1:100**
REVISION: **P3**

PROJECT TITLE:
18 ENGLAND'S LANE, LONDON NW3 4TG

DRAWING TITLE:
Proposed Section AA'

JOB AND DRAWING NO:

1715-P04-00

