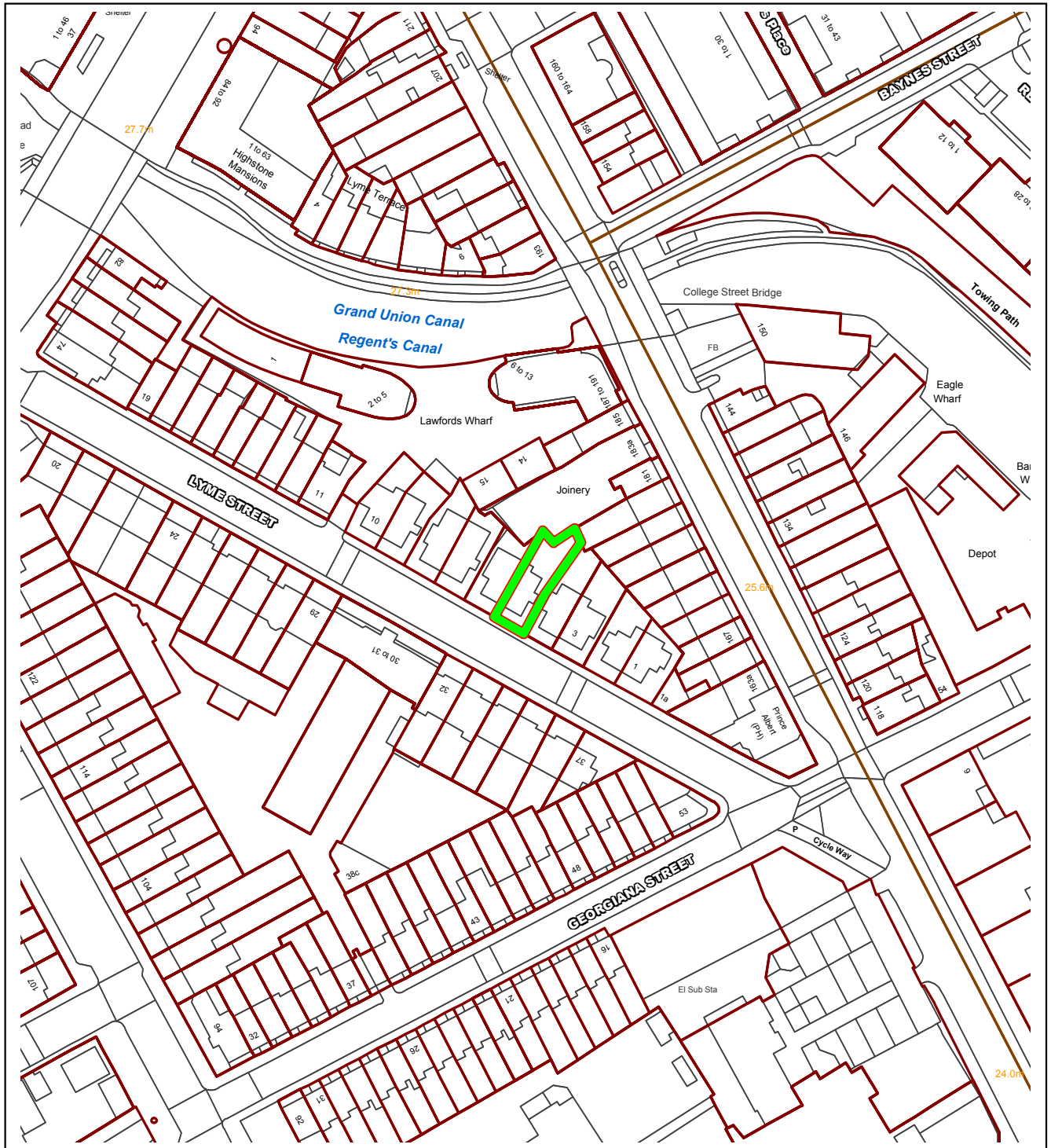


5 Lyme Street, NW1
2019/3461/P & 2019/3922/L



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Photo 1: View of application site from the opposite side of the road



Photo 2: Existing side extension



Photo 3: Existing rear extension



Photo 4: Existing rear elevation



Photo 5: View towards no.4.

Delegated Report (Members Briefing)	Analysis sheet	Expiry Date:	30/08/2019
	N/A / attached	Consultation Expiry Date:	01/09/2019
Officer		Application Number(s)	
Laura Hazelton		(i) 2019/3461/P (ii) 2019/3922/L	
Application Address		Drawing Numbers	
5 Lyme Street London NW1 0EH		Please refer to decision notices	
Proposals			
Erection of single-storey rear extension and single storey side extension, both at lower ground floor level, and internal alterations.			
Recommendations:	(i) Approve planning permission (ii) Approve listed building consent		
Application Types:	(i) Householder Application (ii) Listed building consent		

Consultations

Adjoining Occupiers:	No. notified	00	No. of responses	03	No. of objections	03
<p>Summary of consultation responses:</p>	<p>Site notices were displayed between 07/08/2019 and 31/08/2019. A press advert was placed on 08/08/2019.</p> <p>3 objections were received from the occupiers of 6, 6a and 7 Lyme Street which are summarised as follows:</p> <p>Design</p> <ul style="list-style-type: none"> The application relies heavily on the presence of existing extensions which are considered similar to their proposal including large extensions at 7 and 8 which were added 60 years ago. The proposals at no.5 will jar with its adjoining property no.6. An application for a larger extension to the lower ground floor at no.7 was rejected. <p>Amenity</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. The planters could be removed and allow overlooking into the garden flat of no.6 and into no.8. <p><i>Officer response</i></p> <p>Design</p> <ul style="list-style-type: none"> <i>The proposals have been revised to significantly reduce the depth and width of the proposed rear extension so that it is more in line with the majority of rear extensions along the terrace rather than the harmful historic extensions to nos.7 and 8. Please see section 3 for a full design assessment.</i> <p>Amenity</p> <ul style="list-style-type: none"> <i>The previously proposed terrace and associated privacy screens and planters have been removed from the proposals.</i> <i>The use of the front room as a living room would not result in noise disturbance to the neighbouring property given the distance between the front rooms and the existing side extension to both properties in between.</i> 					

**CAAC/Local groups
comments:**

No response was received from the Regents Canal CAAC.

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

2018/4991/P & 2018/5482/L - Erection of single-storey rear extension with associated terrace above, two-storey side extension and internal alterations. Refused 05/02/2019 for the following 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.*
- 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 refusal was subsequently appealed and dismissed on 17/09/2019.

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 2019

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 (2019)

CPG Amenity (2018)

CPG Altering and extending your home (2019)

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 replacement single storey rear extension measuring 3.1m deep, 3.9m wide and 2.9m high.
- Extension of existing side porch towards the rear by an additional 0.7m at lower ground level with rooflight measuring 1.2m x 0.5m.
- Internal alterations including removal of internal partition wall at lower ground floor level.

1.2 During the course of the application, the following revisions were made at Officers' request:

- Reduction in width of rear extension from 4.9m to 3.9m and reduction of depth from 3.5m to 3.1m.
- Removal of proposed terrace to roof of rear extension and associated alterations to rear window to provide French doors to access the terrace.
- Removal of rooflight from lower ground floor side extension.
- Removal of alterations to first floor layout and demolition of internal walls.

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)
- Trees and landscaping

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 CPG documents 'Design' and 'Altering and extending your home' 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.

Significance

- 3.6 No. 5 is within a row of ten distinctive semi-detached mid-19th century villas, with stucco façades, side porch entrances, hipped slate roofs with projecting eaves, and semi-basements enclosed by black metal railings. The houses are enhanced by decorative detailing, with segmental pediments above ground floor windows and full height pilasters adorning the semi-detached pair at Nos. 5 and 6. The properties were listed at Grade II in 1974 and, notwithstanding some variations, present as an attractive and largely consistent group, amidst trees and greenery, on the northern side of this part of Lyme Street.
- 3.7 The rear elevations, comprising London stock brick above the lower ground floor, are less ornate, which is itself reflective of the original design concept with the more impressive detailing and features reserved for the main front elevation. However, the simplicity of the rear elevations also forms part of the overall significance of the listed buildings. Whilst some houses in the row have been altered or extended over time, No. 5 appears to largely retain its principal historic form, aside from the existing rear extension which the date of is not clear. The special interest of the appeal building and the group, therefore, derives mainly from the aspects detailed above.

Rear extension

- 3.8 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 9.36sqm. The existing door opening measuring 1.2m wide would be replaced with a new widened access between the rear room and extension measuring 2.7m wide. Nibs of 0.7m and 0.9m would be retained demarcating the location of the existing rear wall. The extension would be set in by 1m from the side elevation and constructed of

matching brickwork with new French doors accessing the garden. The new doors and window will be timber framed to match the existing, and details shall be secured by condition to be approved by the Council prior to installation.

- 3.9 Existing extensions can be seen to the rear of nos. 1, 4, 6, 7, 8 and 9 in this terrace. The proposed extension would be larger than the existing rear extension at the site, but would be in keeping with the existing extensions to the rest of the terrace. Following revisions to the footprint of the extension to reduce its width and depth, it is considered to preserve the historic character and proportions of the listed buildings.

Two storey side extension

- 3.10 The proposals include the extension of the existing side porch further towards the rear at lower ground floor level only. The extension would be small in size and footprint, constructed of matching materials and of limited visibility and as such, is not considered to impact the overall architectural character of the listed building. There are similar extensions to the wider terrace, and as such, the proposal would not impact the existing character of the listed terrace or streetscene. The extension would feature a rooflight measuring 1.2m x 0.5m which would sit flush with the roof. There would be limited views of the rooflight and a condition would ensure it was timber framed.

Internal and external alterations

- 3.11 The house's plan form is largely intact, comprising pairs of rooms off a stair core. Externally, it appears to survive as built.
- 3.12 The internal plan alterations at lower ground floor would result in the loss of part of the living room wall and part of the rear wall of the house. Although an element of historic fabric would be removed, fairly large nibs would be retained which would retain a sense of the original plan form. It is unclear whether the existing rear extension is original fabric, and given the assortment of rear extensions to the rear of the wider terrace, the removal of this element is not considered to cause harm to the significance of the building or terrace.
- 3.13 Following revisions, there are no alterations proposed at ground or first floor level, which is welcomed.

Design and conservation conclusion

- 3.14 Following revisions to the proposals, all external and internal alterations would be confined to the lower ground floor level. Although the internal alterations and rear extension would result in the loss of historic fabric, the retention of large nibs would retain a sense of the original plan form and room proportions. The rear extension is subordinate to the host building in terms of height and footprint, and the use of matching materials would ensure it was a sympathetic addition. As such, the proposals are not considered to cause harm to the significance of the building or wider terrace, and would accord with policies D1 and D2 of the Camden Local Plan.

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. A new window would 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.

- 5.0 Due to the location and angle of the rooflight to the side extension, it would not result in overlooking of neighbouring windows.

6.0 Trees and landscaping

- 6.1 The proposed extension would project just 40cm further than the existing extension on site and would be built on an area of existing hardstanding and as such, would not impact on existing tree roots.

7.0 Conclusion

- 7.1 Overall the proposed development is considered to remain subservient and sympathetic to the host building, preserving the special character and significance of the listed building and wider terrace within which it sits. The development would preserve the character of this part of the Regent's Canal Conservation Area. The proposals would not cause harm to neighbouring amenity and as such, the development is considered acceptable and in accordance with the Camden Local Plan 2017, and it is recommended that conditional planning permission and listed building consent are granted.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 3rd February 2020, 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 and search for 'Members Briefing'.

Nicholas Taylor + Associates
46 James Street
London
W1U 1EZ
England

Application Ref: **2019/3922/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

23 January 2020

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
5 Lyme Street
London
NW1 0EH

DECISION

Proposal: Erection of single-storey rear extension and single storey side extension, both at lower ground floor level, and internal alterations.

Drawing Nos: Existing and proposed drawings received by LPA 27/01/2020, site location plan received 05/07/2019, Heritage Assessment dated June 2019 and Planning, design and access statement dated July 2019.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Existing and proposed drawings received by LPA 27/01/2020.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 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 before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 The new door and windows to the extensions hereby approved shall be timber-framed to match the existing fenestration.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum

Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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

DECISION

Application ref: 2019/3461/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 23 January 2020

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

Nicholas Taylor + Associates
46 James Street
London
W1U 1EZ
England

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Lyme Street
London
NW1 0EH

Proposal: Erection of single-storey rear extension and single storey side extension, both at lower ground floor level, and internal alterations.

Drawing Nos: Existing and proposed drawings received by LPA 27/01/2020, site location plan received 05/07/2019, Heritage Assessment dated June 2019 and Planning, design and access statement dated July 2019.

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: Existing and proposed drawings received by LPA 27/01/2020.

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

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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION