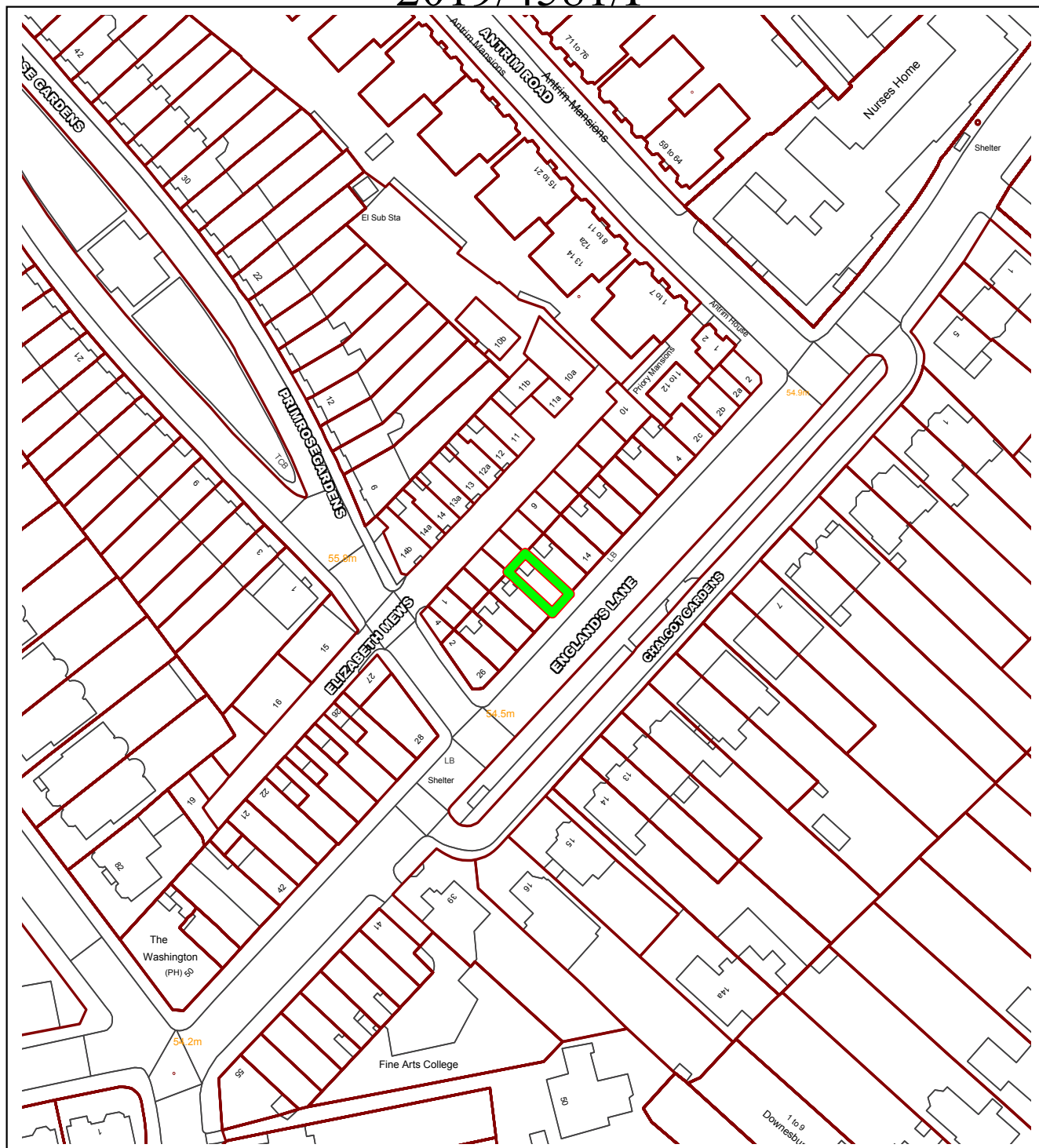


Flat C, 18 England's Lane, ref.  
2019/4581/P



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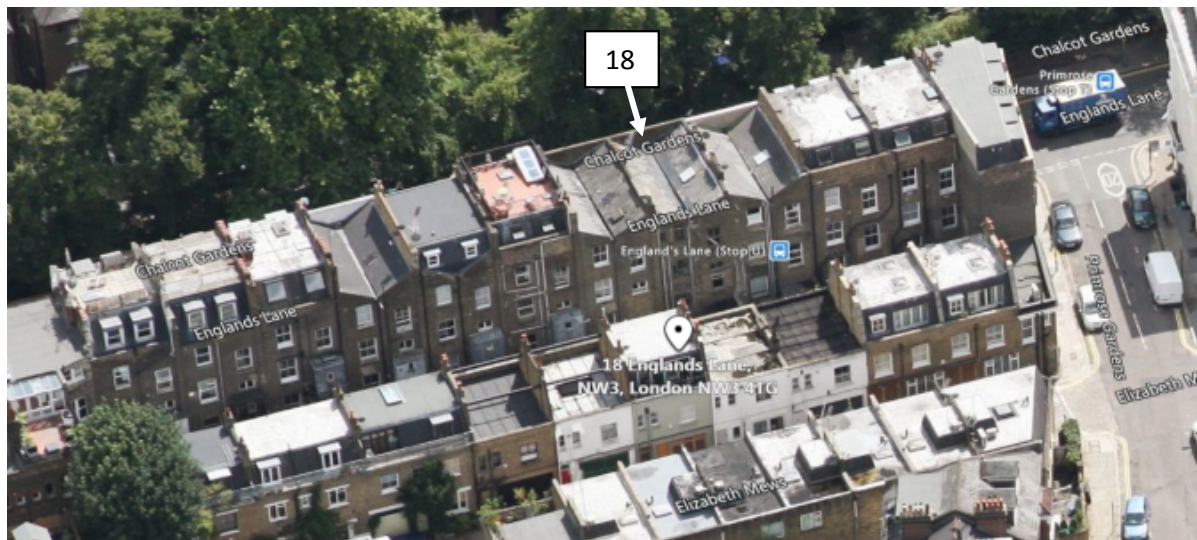


1) Front elevation from street level (Flat C no.18 is the third floor above 'Fern Skin Clinic')



2) Birds-eye view of front elevation showing existing mansards within the terrace





3) Birds-eye view of rear elevation showing existing mansards within the terrace



4) Rear elevation obscured from street level by properties and mansards on Elizabeth Mews

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>04/11/2019</b>
<b>(Members Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	<b>N/A</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Ben Farrant			2019/4581/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
18 England's Lane London NW3 4TG			Please refer to draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Details of design and materials required by condition 4 of planning permission ref: 2019/1010/P dated 19/06/2019, for: 'Erection of mansard style roof extension; formation of roof terrace to fourth floor front elevation'.				
<b>Recommendation(s):</b>		Grant Approval of Details		
<b>Application Type:</b>		Discharge of conditions application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	As this application is for the discharge of conditions relating to a previously approved full planning application, no statutory consultation is required in accordance with the Council's Statement for Community Involvement. Nevertheless any comments received would be duly taken into consideration.  No third party comments were received on the scheme.			
Belsize Society	The Belsize Society objects to the details on the following grounds:  "The proposed windows should be set back from the face of the walls to match the setting on similar properties in the street. The windows should be specified as double glazed, timber framed, sliding sash windows, appropriate for buildings of the relevant period within the conservation area."  Officer Response: <ul style="list-style-type: none"><li>Since the receipt of this objection, the plans have been amended so that the front facing doors are timber framed and inset. Whilst it is noted that the Belsize Society request sliding sashes, doors were previously approved at full application stage and are considered to be acceptable in this instance, particularly given the surrounding context. The timber framed doors as proposed are considered to be appropriate for the property and surrounding conservation area.</li></ul>			

## Site Description

The application concerns the third floor and roof of no.18 England's Lane; a four storey building within the Belsize Conservation Area.

The property and adjoining terrace is constructed in London stock brick with painted stone and stucco detailing. The property is noted as a positive contributor, though the loss of its corbel detail is noted within the Belsize Conservation Area Statement as a negative feature. This corbel detail would be reinstated as part of the previous approval for the erection of a mansard style extension (ref: 2019/1010/P dated 19/06/2019). There are no nearby listed buildings.

## Relevant Planning History

### **No.18 England's Lane (application site)**

2019/0618/P - Installation of 2 x flue terminals to front elevation at first and second floor levels - Granted 24/04/2019/

2019/1010/P - Erection of mansard style roof extension; formation of roof terrace to fourth floor front elevation - Granted 19/06/2019.

### **No.26 England's Lane**

2006/5287/P - Erection of a mansard roof extension and creation of an additional one-bedroom unit as a variation to planning permission reference 2006/3625/P (granted subject to Section 106 Legal Agreement) 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 on the Primrose Gardens elevation. – Granted subject to S106 15/06/2007.

### **No.24 England's Lane**

2007/2778/P - Installation of metal railings on the roof of the residential building to facilitate use of the roof as a terrace – Refused 11/09/2007 – appeal ref: APP/X5210/A/08/2068998 dismissed 19/09/2007.

### **No.22-24 England's Lane**

8905404 - Construction of a mansard roof extension with front dormers and velux windows to rear for use in conjunction with existing showroom and store as shown on drawing nos 410-PL1 410-PL2 410-PL3.(as revised on 03.09.89 ). – Granted 18/10/1989.

PWX010917 - Erection of two roof terrace above the existing mansard roofs no.s 22 and 24 Englands Lane. As shown on drawing no. AL18 Rev-A, AL9 Rev-A, AL10 Rev-A, AL11 Rev-A and AL12 Rev-A. – Refused 18/12/2001.

### **No.14 England's Lane**

2005/5044/P - Replacement of existing staircase at roof level with a smaller glazed structure to facilitate access to the existing roof terrace of the top floor flat – Granted 04/04/2006.

2011/3888/P - The setting back of existing mansard roof to provide an enlarged roof terrace the replacing of existing windows with new sliding doors, and the replacement of existing timber slats with new glass balustrade in connection with existing residential flat (Class C3). – Refused 17/10/2011.

2019/1130/P - Extension of 2x existing dormer windows to front and 1x dormer window to rear – Granted 31/05/2019.

**No.12 England's Lane**

2006/3988/P - Erection of a two-storey rear extension at basement and ground floor level to provide additional floorspace for the existing retail unit, plus erection of a roof extension and change of use of existing maisonette to provide two one-bedroom flats and one three-bedroom maisonette – Granted Subject to S106 27/03/2007.

9501958 - Construction of dormer roof extension and works of conversion to provide 2 x one bedroom flats, and 1 X three bedroom maisonette on first, second, third and (new) fourth floors. As shown on drawing no(s) KS-040-95, 041-95 – Granted 28/03/1996.

**No.8 England's Lane**

8601132 - Erection of a roof extension to provide additional residential accommodation as shown on drawing No.86/05/3 revised 21st. October 1986. – Granted 23/10/1986.

**No.6 England's Lane**

36726 - Change of use including works of conversion and the addition of a roof extension to form a maisonette on the third and fourth floors. – 25/10/1983.

PW9702517 - The erection of a mansard roof extension and its use as part of an existing adjacent maisonette at 4 England's Lane, as shown on drawing numbers> 9705/01 and /02A – Granted 16/09/1997.

2004/4126/P - Installation of railings on the flat roof of an existing mansard roof to create a roof terrace – 29/11/2004.

2005/3806/P - Installation of railings on the flat roof of an existing mansard roof to create a roof terrace on part of the flat roof, for the maisonette below – 28/10/2005.

**No.4 England's Lane**

35364 - Change of use including works of conversion to form 2 self-contained flats and an upper maisonette and the erection of a roof extension – Granted 30/03/1983.

**Relevant policies****National Planning Policy Framework (2019)****London Plan (2016)****Draft London Plan consolidated suggested changes version (July 2019)****Camden Local Plan (2017)**

A1 Managing the impact of development

D1 Design

D2 Heritage

**Camden Planning Guidance**

CPG Altering and extending your home (2019)

CPG Design (2019)

CPG Amenity (2018)

**Belsize Conservation Area Statement (2003)**

## Assessment

Condition 4 of the planning application that was approved in June 2019 required the following details to be submitted and approved by the Council:

*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.*

### 1. The proposal

1.1. This application provides the following detailed material finish (including samples where necessary):

- Timber casement external doors to the front elevation
- Reclaimed London Stock sample brick
- Natural slate sample tile
- Lead cladding to dormers

### 2. Revisions

2.1. The following revision was received during the course of the application:

- Change from aluminium framed doors to timber framed doors on front elevation

### 3. Conservation and design

3.1. Local Plan policy D1 states that the Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; b. preserves or enhances the historic environment and heritage assets in accordance with policy D2 (Heritage).

3.2. Local Plan Policy D2 states that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

3.3. The application site is located within the Belsize Park Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area.

3.4. The applicant's agent has submitted samples of a reclaimed London Stock Brick and natural slate tile, with lead cladding to dormers. These are traditional materials which would serve to continue the finish of the host property in complete compliance with the aforementioned policies D1 and D2.



- 3.5. The material finish of the front facing doors has been amended since the original submission, where the front elevation now references timber front facing doors (rather than the previously proposed aluminium). Doors have been previously approved on the front elevation during the full planning application, and so a sliding sash casement would not be achievable in this instance. The timber framed doors as proposed, by reason of their overall scale and proportions, would continue the fenestration alignment of the floors below, and would also continue the material finish. The timber framed doors as presented would maintain a high standard of finish to the property and surrounding conservation area.
- 3.6. The proposed details are acceptable materials within the conservation area serving to maintain a high quality finish to the proposed development in compliance with policies D1 and D2 of the Camden Local Plan, and are acceptable on this basis.
- 3.7. The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

#### **4. Impact on Neighbour Amenity**

- 4.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.
- 4.2. No amenity concerns arise as a result of this details of materials application.

#### **Recommendation:**

Grant Approval of Details

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10<sup>th</sup> 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2019/4581/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 16 January 2020

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

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Bounds Green Industrial Estate  
London  
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United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:

**Flat C, 18 England's Lane**  
**London**  
**NW3 4TG**

Proposal: Details of design and materials required by condition 4 of planning permission ref: 2019/1010/P dated 19/06/2019, for: 'Erection of mansard style roof extension; formation of roof terrace to fourth floor front elevation'.

Drawing Nos: 1715-P03-00-Rev-P4, 1749-BR04-01Rev.BR1, 1749-BR04-01Rev.BR1, 1749-BRDT-01Rev.BR1, 1749-BRDT-01Rev.BR1, 1749-BRDT-02Rev.BR1, 1749-BRDT-02Rev.BR1 & Cover Letter by Vivendi Architects dated 06/09/2019.

Informative(s):

- 1 You are advised that all conditions relating to planning permission ref: 2019/1010/P dated 19/06/2019 which need details to be submitted, have been approved.

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

**DRAFT**

**DECISION**