

2020/2916/P Flat D 26 Lambolle Road NW3 4HR



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Image 1. Front elevation



Image 2. View from the side elevation



Image 3. Aerial view.



Images 4. View of the rear.

Delegated Report		Analysis sheet	Expiry Date:	26/08/2020
(Members Briefing)		N/A / attached	Consultation Expiry Date:	06/09/2020
Officer			Application Number(s)	
Obote Hope			2020/2916/P	
Application Address			Drawing Numbers	
Flat D 26 Lambolle Road London NW3 4HR			Please refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alteration to the rear dormer roof extensions associated with creation of a terrace with upstand following the replacement of the existing windows with doors and installation of a conservation skylight to the flank elevation.				
Recommendation(s):		Grant conditional planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified 00		No. of responses 00		No. of objections 00	
Summary of consultation responses:	Press notice: published on 04/06/2020 to 28/06/2020 Site notice: displayed from 29/05/2020 to 22/06/2020					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Belsize Conservation Area Advisory Committee raised the following objections which are summarised below:</p> <ul style="list-style-type: none"> • The balustrade and the new window which are out of scale with the house and; • The proposed new skylight which are too wide and too close to the roof base <p>Officer's response are as follows:</p> <ul style="list-style-type: none"> • See section 3 on design • See section 3 on design 					

Site Description

The host building is a three-storey semi-detached late 19th Century Victorian dwelling located on the north side of Lambolle Road. The property is subdivided into four self-contained flats and the works relates to flat B which occupies the second floor.

The site is not listed but is within the Belsize Conservation Area and the host building makes a positive contribution to the Belsize Park Conservation Area.

Relevant History

8700849 – Planning permission for conversion of existing house into four self-contained flats including the formation of one rear balcony at first floor level and a small bay addition to annex of the existing single-storey extension as shown on drawing No.440/BW.01 and 02 revised on 22nd June 1987. **Granted** on 15/07/1987.

2012/3796/P - Installation of two Velux windows into the rear roofslope in connection with the use as residential flats (Class C3). **Granted** on 25/09/2012

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Draft London Plan (2019)

Camden's Local Plan (2017)

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 – Heritage

Supplementary Guidance

CPG Design (2019)

CPG Altering and extending your home (2019)

CPG Amenity (2018)

Belsize Park Conservation Area statement (2002)

Policies BE15, BE19 BE27

Assessment

1. Background

1.1 Planning permission is sought for the replacement of the existing windows with doors within the existing rear dormer roof extensions and creation of a terrace with upstand to the rear at roof level for ancillary amenity space for the existing upper ground floor flat.

1.2 The proposals include the creation of inset terraces to each dormer which would be sunk within the roof pitch with a small upstand. The terrace to the left dormer would project 581mm and measure 2.8m in width and the terrace to the right dormer would measure 2.1m in width.

1.3 The proposals include the installation of one rooflight which would sit in the middle centrally on the rear roofslope and measure 1.4m in width x 0.6m in depth.

2.0 Revisions

2.1 During the course of the assessment revisions to the proposed scheme were requested in order to address concerns raised by officers. The revision made to the proposed scheme can be summarised as follows:

- The existing drawings were amended due to the inaccuracy of the existing window design;
- Revisions were received omitting the Juliet balcony railings;
- Creation of an inset balcony with upstand and;
- Retention of the design and appearance of the existing windows.

3.0 Design and Appearance

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 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; and the character and proportions of the existing building. Camden's design policies are supported by CPG Design and CPG Altering and extending your home. Policy D2 states that Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

3.2 The application site is within the Belsize Park Conservation, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. No. 26 Lambolle Road is identified as making a positive contribution to the character and appearance of the conservation area.

3.3 CPG Altering and extending your home (2019) notes that contemporary design approaches in alterations must be sensitive to the property and its context and alterations/extensions must complement the host property without eroding or harming its character, or that of the surrounding area. It notes that alterations should be designed from materials that are sympathetic to the existing building; should respect and preserve the original design including its architectural period and style. In this case, the terrace consist of uniformed window details and the proposals are considered to preserve this uniformity.

3.4 The existing dormers in terms of its sizes and position would remain the same, the existing three over three sash and two over two sash window within the rear dormers are in disrepair which would be replaced with sliding doors. The detailed design was amended so that their appearance more closely resemble the proportions and arrangement of the windows that they will be replacing. Moreover, the proposed balcony spaces would project slightly forward of the existing dormer window line which would allow a modest amenity space and the extent of glazing has been reduced and features such as the window cill will be replicated to provide uniformity with the neighbouring buildings.

3.5 The CAAC has advised that the kitchen side window is too close to the corner of the rear elevation. The window is 177mm from the eaves of the roof with a 3.9m set back from the front of the building. Views of this part of the building are very limited to mainly private views. Given its location at roof level it would not be considered to have an adverse impact on the character or appearance of the side elevation.

3.6 The side rooflight is considered proportionate to the side roofslope and would measure 1.4m in width x 0.6m in depth and its position high on the side slope would also mean that it is less visible from lower levels. Subject to conditions that the rooflights remain 'conservation style' and that the balcony material matches the original

tiles, these elements are not considered to impact the character of the dwelling, preserving the character of the wider street.

3.7 Overall it is considered that the proposal by reason of its height, siting and detailed design would be sympathetic additions to the host building and would not harm the character and appearance of the host building, rear elevations of the terrace and wider Belsize Park Conservation Area. It is considered to comply with policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017. The Council's Conservation Officer raised no objection to the scheme following the revisions.

3.9 Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4.0 Amenity

4.1 Local Plan Policy A1 seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

4.2 The proposed terraces are not considered to exacerbate current levels of overlooking at the site, given the minor projection of 0.5m. Thus, it is not considered that the proposed balconies would be harmful to the neighbouring properties in terms of increased overlooking or loss of privacy any more than existing levels.

4.3 The proposed rooflight to the flank elevation would not have an impact with any privacy or overlooking given its setting along the flank elevation and upward facing angle.

5.0 Recommendation

5.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 26th October 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'.

Application ref: 2020/2916/P
Contact: Obote Hope
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Date: 20 October 2020

Development Management
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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat D
26 Lambolle Road
London
NW3 4HR

DECISION

Proposal:

Alteration to the rear dormer roof extensions associated with creation of a terrace with upstand following the replacement of the existing windows with doors and installation of a conservation skylight to the flank elevation.

Drawing Nos: 1645_E_00; 1645_E_01 REVA; 1645_E_02 REVA; 1645_S_00 REVA; 1645_LP; 1645_EX_P_02; 1645_EX_P_03; 1645_P_02 REVA; 1645_P_03 REVA; 1645_SP REVA; and Design and Access Statement dated October 2020 REVA.

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 The development hereby permitted shall be carried out in accordance with the following approved plans 1645_E_00; 1645_E_01 REVA; 1645_E_02 REVA; 1645_S_00 REVA; 1645_LP; 1645_EX_P_02; 1645_EX_P_03; 1645_P_02 REVA; 1645_P_03 REVA; 1645_SP REVA; and Design and Access Statement dated October 2020 REVA.

Reason:

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

- 3 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.

- 4 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) Details including sections at 1:10 of all doors (including cill),
- b) Details including section a 1:10 of the “conservation” rooflight and;
- c) Manufacturer's specification details of the clad upstand (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.

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 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.
- 4 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 Economy, Regeneration and Investment