

FAO: Nathaniel Young and Camden Planning

Dear Nathaniel Young,

Objections to the Proposed Development at 75 Lawn Road, NW3 2XB (Application ref: 2020/3726/P) – CHANGES TO REAR OF HOUSE

We are the owner-occupiers of 74 Lawn Road, the house adjacent and attached to 75 Lawn Road.

This document presents our objections to the proposed changes to the rear of 75 Lawn Road. A separate document has been submitted regarding objections to the proposed increased demolition.

Since 2017 there have been 5 relevant planning applications by the applicants, each with its own proposed rear of house design:

- App 1: 2017/6726/P – refused by Camden Planning
- App 2: 2018/2136/P – approved by Camden Planning after proposed demolition was reduced
- App 3: 2018/3114/P – refused by Camden Planning and on appeal by the Planning Inspectorate
- App 4: 2018/3428/P – refused by Camden Planning and on appeal by the Planning Inspectorate
- App 5: 2020/3726/P – the current application

Objections in relation to design and loss of amenity from Application 2020/3726/P

We object to 2 proposed changes to the development of the rear of the house that differ from the approved plans of App 2 (2018/2136/P):

1. Change from the approved flat rooflight for the rear single storey extension: The approved App 2 (2018/2136/P) had an overall maximum height of 3.3m including the flat rooflight, which was lower than the parapet height. In contrast, the new proposed glazed “lantern” roof of the single storey rear infill extension has an unspecified height but the drawings show it as significantly higher than the 3.3m parapet height. From the drawings we estimate the new maximum height of this proposed “lantern” roof to be around 3.7m.
2. A part two-storey rear infill extension is reintroduced under this application, following the refusals of larger two-storey rear infill extensions in App 3 (2018/3114/P) and App 4 (2018/3428/P).

1. Objections to proposed glazed “lantern” roof on single-storey rear infill extension

1.1 During the planning process for App 2 (2018/2136/P) the applicants specified the overall height of the single-storey rear extension as 3.3m and the overall height of the large number of glazed folding doors as 2.6m (see applicants’ submission to Camden Planning in Figure 1).



Extract of proposed rear ground floor extension to No.75 Lawn Road

Figure 1: Approved heights for a single-storey rear infill extension: maximum height throughout is 3.3m (drawing taken from document submitted by applicants for App 2: (2018/2136/P))

1.2 The approved plans for App 2 (2018/2136/P) clearly show that no part of the flat rooflight in the one-storey infill parapet flat roof extension protrudes above the approved 3.3m parapet height (Figure 2), as highlighted by our red dotted line.



Figure 2: Approved rear single storey infill extension with overall maximum height of 3.3m with a parapet flat roof and no protruding rooflight (App 2 2018/2136/P)

- 1.3 In the planning approval documents, the Camden Planning Officer (Jaspreet Chana) stated that “the height of the extension would be 3.3m” and described this as a “tall extension”.
- 1.4 The newly proposed glazed “lantern” roof protrudes above the 3.3m parapet wall to a height just below the bottom of the 1st floor windows (Figure 3).
- 1.5 No height is specified but using the scale on the drawings we estimate the height of the top of the “lantern” roof to be around 3.7m. Camden will be able to clarify this with the applicants.



Figure 3: Proposed new glazed “lantern” roof to single storey extension protrudes significantly higher than the 3.3m overall height approved under App 2 (2018.2136/P). Dotted red line shows highest existing single storey rear roof/gutter line; solid line shows proposed glazed roof height.

- 1.6 The proposed glazed “lantern” roof covers the majority of the area of the proposed single-storey infill extension, which has a proposed depth of 2.64 metres (under this planning application).
- 1.7 Figure 3 shows how much higher the top of the proposed glazed “lantern” roof would be compared to the existing ground floor roof/gutter lines. From the architect’s drawings we estimate this difference to be nearly 1 metre higher than the historic ground floor gutters.
- 1.8 To allow this additional extra height would be inconsistent. In 2016, 79 Lawn Road, which also has a staggered outrigger rear design like Nos. 74 and 75, applied to build a single-storey rear infill extension (2016/0313/P). Camden Planning told them to reduce the height of the new 1-storey extension from the proposed 3695mm above the patio area to 3150mm in order to have

permission granted. How would it now be consistent to permit an overall height of around 3700mm at No.75 Lawn Road?

- 1.9 The flat rooflight design that was approved under App 2 (2018/2136/P) was elegant and maintained a rear of house design in keeping with the 1920s Arts & Crafts style of architecture. Its flat rooflight sat below the 3.3m parapet and did not protrude above the parapet at all.
- 1.10 We object to the new proposed glazed “lantern” roof on design grounds as it results in the overall height of the proposed 1-storey extension being out of proportion to the rest of the house and to the neighbouring 1-storey rear extension at No.74 Lawn Road; it is also higher than has previously been permitted by Camden. In addition, the style of the “lantern” roof is not in character with these 1920s conservation area houses. The proposal is contrary to Camden’s planning policies and guidance (eg. D1 and CPG1) and to the Parkhill conservation area management plan.
- 1.11 We also object to the new proposed glazed “lantern” roof on the grounds of loss of amenity to No.74 Lawn Road. The new additional glazed “lantern” roof height when viewed from the windows and patio of No.74 Lawn Road would mean that the 1-storey element of the proposed extension would be unacceptably high for a 1-storey addition, bulky and overbearing. The new “lantern” roof on the single-storey extension would create a loss of outlook and greater sense of enclosure, compared to the approved App 2 (2018/2136/P), when viewed from the ground and 1st floor rear windows and patio of No.74 Lawn Road . In addition, a “lantern” roof of this scale will create additional light pollution for No.74, where it will be clearly visible from 5 windows, “glowing” when the lights are on inside No.75, and for other nearby houses. The proposal is contrary to Camden’s planning policies and guidance (eg. D1 and CPG1) and to the Parkhill conservation area management plan.
- 1.12 We object to any part of the roof or parapet that is above the previously approved 3.3m overall maximum height, which was already considered by Camden Planning to be a “tall extension”.

2. Objections to the part two-storey rear infill extension

- 2.1 This is the fourth attempt by the applicants to secure permission for a 2-storey element to a rear infill extension.
- 2.2 We discovered recently that the planning officer has changed from the officer who assessed App 1, App 2, App 3, and App 4. We do not know if Mr Young made a site visit but we would like to give him the opportunity to view the site from our property because loss of amenity to No.74 Lawn Road has to date been the main reason for refusal of a two-storey element to the infill extension. We feel that photographs/CADs submitted by the applicants do not provide an adequate representation of the configuration and outlooks of this pair of twinned houses.
- 2.3 We note that in the pre-application advice, Mr Young wrote that the proposed first floor rear extension was:

- *“Acceptable, modest increase in bulk and mass which would be subordinate to host property using appropriate materials.*
- *“Extension would not infringe key outlook lines, and would be unlikely to result in an undue loss of light or outlook.”*

2.4 Below we explain why we disagree with this assessment and why we are objecting to this first floor rear extension.

2.5 To set the broader context: App 5 (2020/3726/P) omits the planned basement that was included in approved App 2 (2018/2136/P) even though the approved App 2 basement is going to be built.

2.6 Including the approved basement, using the information provided in the various planning applications, the approved App 2 development will result in an approximate near doubling in gross internal area (GIA) of the house at 75 Lawn Road (please see calculations submitted under App 3 (2018/3114/P) and App 4 (2018/3428/P).

2.7 This near doubling in the size of the property comes from an additional 196 square metres of new GIA that will be created under the approved App 2 (2018/2136/P). This compares with the existing 205 sq. metre house.

2.8 Under the proposal, the applicants say they will gain a further 2.5 sq metres in addition to the additional 196 sq metres approved under App 2 (2020/2136/P).

2.9 That additional 2.5 sq metres internally represents 0.6% of the larger 401 sq. metre approved house under App 2 (2018/3726/P).

2.10 However, from the perspective of 74 Lawn Road, the creation of a mere 2.5 sq. metres requires a significant lengthening of the side wall of the existing outrigger that faces directly onto No.74. The effect on No.74 is disproportionate to the gain for No.75. It would have a permanent negative impact on our outlook, sense of enclosure and general amenity:

- Not only will the 1st floor rear outrigger wall be moved out into the garden by nearly 1 metre but the pitched/crowned roof will also be extended out in the same direction. The overall height of the existing edifice is around 7.8 meters of which 2.2 meters is the crowned roof. To say that extending this edifice by nearly 1 metre will not infringe key outlook lines or result in an undue loss of outlook is not true to anyone who lives in or visits our house.
- The fact that this proposal is more modest than the two refused first floor extensions does not mean that it would not still have a big impact on No.74. The outrigger side wall currently extends around 3.6 metres from the start of the side patios at Nos 74 and 75. A near 1 metre increase in this wall at 1st floor level represents a near one-third increase in the blank 1st floor wall that dominates the outlook from our main reception room, kitchen, dining room and outdoor dining patio area (Figure 4).
- The fact that the 2.2 metre high crowned roof is also being extended exacerbates the impact on us.
- The overall impact is not “negligible”, as claimed.



Length of No.75 outrigger side wall, as indicated by the arrowed red line, will be increased by nearly one-third under the proposal

Figure 4: Our 'sunken' main patio with No.75's existing outrigger side wall to the right

2.11 The Planning Inspectorate's dismissal of App 3 and App 4 described the existing topography/outlook:

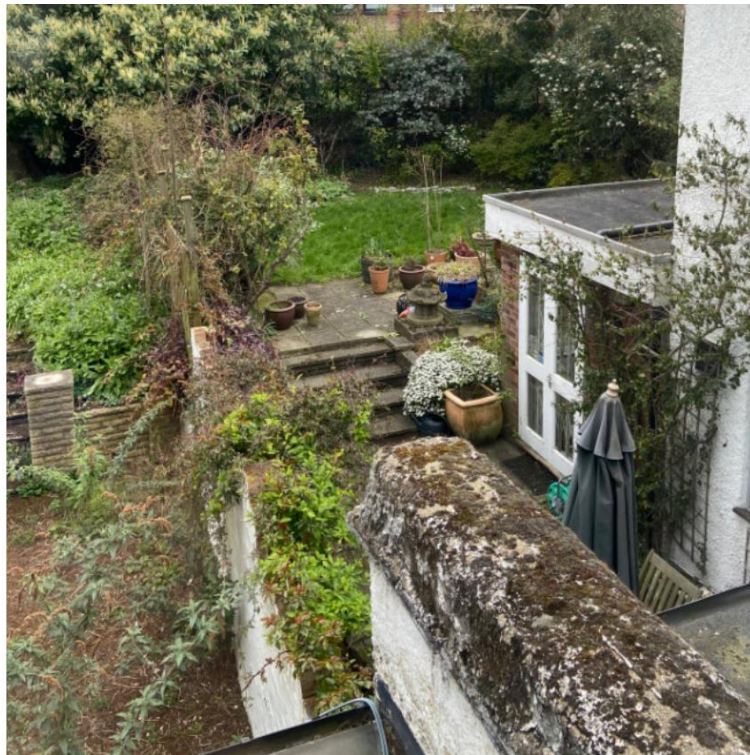
"The outlook from the windows set in the rear elevation of both properties, and the side elevation of No.74, is already constrained to an extent by the presence of the side walls of the rear protrusions, and by the boundary wall separating the properties. The rising land to the rear, adds to the sense of enclosure already experienced to the rear of both properties."

2.12 Regarding the Planning Inspector's reference to the "rising land at the rear", the ground floor level of these houses and the side patios are 1 metre lower than the upper garden level, creating a "sunken" outlook from the rear ground floor rooms and side patio and an additional sense of enclosure as mentioned by the Planning Inspector.

2.13 We note that the "rising land" described by the Planning Inspector has vanished in the CAD images submitted by this application, as was the case in previous applications (e.g. Figure 5).



Figure 4: a) CAD included in App 5 (2020/3726/P) documents fails to show the “rising land” referenced by the Planning Inspector. b) 1 metre height steps between ground floor level and garden level (2nd below) – applicants’ photo taken from 1st floor at No.75.



2.14 We object to the proposed first floor extension of the outrigger side wall because the new size, massing and position in front of and above our rear windows and main patio will have a significant detrimental impact on the amenity of No.74 Lawn Road, creating overbearing, poor outlook, overshadowing, and sense of enclosure.

2.15 We maintain that the comments in the Planning Inspectorate’s appeal refusal for App 3 (2018/3114/P) and App 4 (2018/3428/P) remain highly relevant to this proposed reduced 2-storey rear infill extension:

“By extending in the manner proposed, the shape of the well would be altered and lengthened. When viewed from the rear and side windows of No 74 and from its hard-surfaced rear amenity area, the additional two storey element ... would be perceived as a dominating, overbearing and oppressive structure, exacerbated by the addition of the crowned roof.”

2.16 The Planning Inspector added, with respect to both App 4 and the more modest App 3 proposal, that:

“In my opinion, the proposed extension by reason of its additional height, bulk and siting, when compared to that which currently exists, would prove harmful to the occupants of No 74 by reason of its adverse impact on outlook and oppressive visual impact.” And that the harm to us “would prove unacceptable”

2.17 These are strong words by the Planning Inspectorate.

2.18 Is it really plausible that reducing the new proposed outrigger side wall and its crowned roof by a mere 1.2 metres, compared to the refused App 3 design, could fully address the Planning Inspector’s findings? We maintain it is not plausible.

2.19 The historic design of the rear of this style of house on Lawn Road, with their staggered ‘outrigger’ pattern, was carefully specified to maximise the depth of the outrigger without causing unacceptable loss of outlook and sense of enclosure for the paired/twinned house next door. As demonstrated in our comments on the previous planning applications, the situation is very different for the other ‘flat-backed’ style of Lawn Road 1920s houses (like No.77 which is much referenced by the applicants), because for those houses there is no existing outrigger wall.

2.20 Any additional extension at first floor level at No.75 would have an unacceptably negative impact on No. 74. and should be refused as being contrary to CPG (Amenity) and Policy A1 of the London Borough of Camden Local Plan 2017 which seeks to ensure that the amenity of occupiers and neighbours is protected from the adverse effects of development.

2.21 We object to the 1st floor rear extension. It should be established once and for all that two-storey rear infill extensions are inappropriate for this style of staggered rear outrigger Lawn Road house because of the impact on the amenity of the paired/twinned next door house.

Thank you for considering our points.

Richard Tomlinson and Teresa Poole