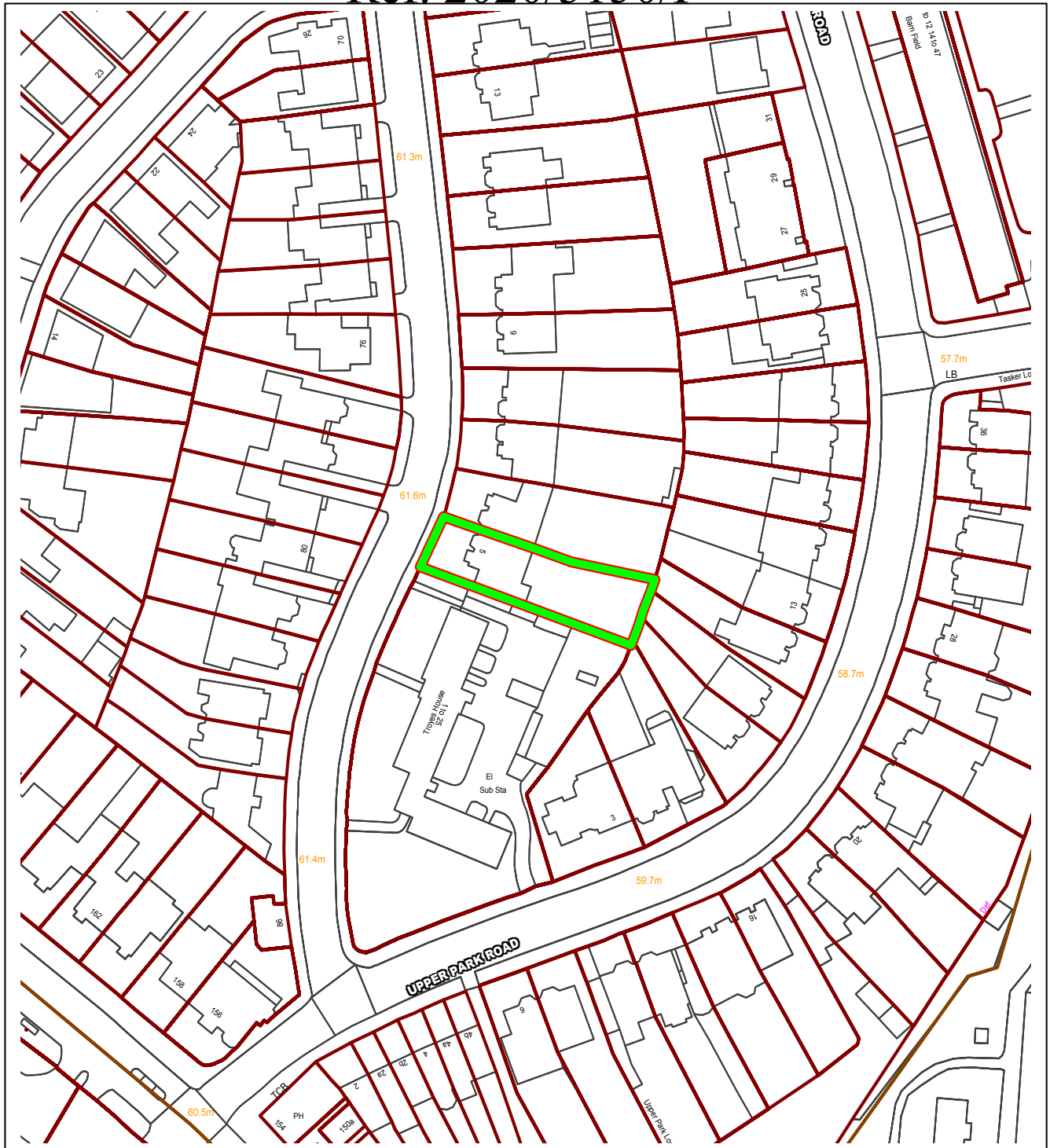


# 5 and 5b Lawn Road, NW3 2XS

## Ref. 2020/3150/P



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1. Aerial view of the rear of the site.



2. View from the rear garden looking at the rear of the property





3. View from Lawn Road



4. View of existing paving in front of bay window

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>06/10/2020</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>04/10/2020</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Sofie Fieldsend			2020/3150/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
5 and 5 lower ground Lawn Road London NW3 2XS			See 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>				
Change of use of 1 x 1b flat and 1x 4 bed into a 1 x 5 bed dwellinghouse. Alterations to existing side element including erection of lower ground floor rear extension and associated terrace extension at upper ground, alterations to front/rear fenestration, replacement rear external staircase and insertion of 2x rooflights. Installation of 5x rear and side rooflights on main roof, replacement rear fenestration at lower ground floor. Replacement of timber windows with double glazing. Erection of front gates and front/side railings. Front/rear landscaping alterations				
<b>Recommendation(s):</b>		Grant conditional planning permission		
<b>Application Type:</b>		<b>Full Planning Permission</b>		

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	A site notice was displayed on the 04/09/2020 and the consultation period expired on the 28/09/2020. A press notice was advertised on 10/09/2020 and expired on 04/10/2020.  No objections were received during this consultation period.					
Parkhill CAAC and Belsize Society	Parkhill CAAC were consulted and raised the following objection:  1) There is too much forecourt paving for parking, lower ground floor front approach and wide staircase. 2) The refuse bins are too visible 3) New security fencing and gates too dominating. 4) The lower ground floor planning and new front entrance suggest a possible separate entity. 5) Object to the loss of ground floor walls to main building and full width aluminium glazing. There are too many roof lights and they are too close together. 6) The proposals lack design integrity. There are three different proposals for balustrading.  <i>Officer response:</i> 1) See section 4.12 2) The bins are existing, no alterations to the bins are proposed 3) See section 4.11 4) See section 3.1 5) See sections 4.7 and 4.10 6) The main house rear balustrade is existing and remains unchanged and the applicant plans to reuse the existing balustrade on the side element to reduce waste.  Belsize Society raised the following objection: 1) Loss of soft landscaping: The proposed excavation of soft landscaping in the front garden presents an objectionable loss of greenery for the Conservation Area. The existing garden is replaced by a combination of fully paved patio and largely-paved area between the patio and the garden wall. This is contrary to the original concept of the Italianate Villas designed to sit in landscaped gardens, away from the public pavement and shielded by trees and bushes. The					

minimal amount of the retained soft landscaping in the proposal will be incapable of supporting extensive planting.

- 2) Flood risk: Combined with the fully-paved drive, the proposed amount of impermeable surfacing will put strain on the already stretched municipal system for surface water drainage and exacerbate flooding.
- 3) Increased flats: Judging by the number of the proposed terraces, gardens and patios, as well as the number of independent entrances, the proposal looks more like two habitable units instead of a single family dwelling it claims to be creating.

*Officer response:*

- 1) *See section 4.12*
- 2) *The amount of soft landscaping will increase and the amount of paving will decrease marginally. This site is not in a flood risk zone. It is not considered exacerbate flood risk in this context*
- 3) *See section 3 (Land use)*

## Site Description

The site is a three storey semi-detached property with a lower ground floor level which has been subdivided into two units and is located along the eastern side of Lawn Road. The site is located within the Parkhill and Upper Park conservation area and while the building is not listed, it is recognised as making a positive contribution to the character of the conservation area.

## Relevant History

### Application site

**2019/0983/P** - Erection of first floor side extension. – **Refused 15/04/2019**

**26857-** Erection of a 2-storey side addition to provide a workshop and self- contained flat on the garden floor and kitchen/living room on 1st floor, including a balcony at rear.– **Granted 31/10/1978**

### Lawn Road

#### No.10

**2013/4360/P** -Erection of front boundary brick wall with railings, vehicular access and pedestrian access gates following demolition of original wall to single family dwelling house (Class C3) - **Granted 30/09/2013**

## Relevant policies

**National Planning Policy Framework (2019)**

**London Plan (2016)**

**Intend to publish 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)

**Parkhill and upper park conservation area appraisal and management strategy (2011)**

## Assessment

### 1. Proposal

1.1 Planning permission is sought for :

- Change of use of 1 x 1b flat and 1x 4 bed into a 1 x 5 bed dwellinghouse.
- Side element:
  - Erection of lower ground floor rear extension and associated extension to upper ground terrace
  - Alterations to alterations to front/rear windows
  - Replacement external staircase;
  - Insertion of 2x rooflights
  - Replacement rear balustrade at upper ground
- Installation of 5x rear and side rooflights on main roof
- Replacement rear fenestration at lower ground floor level
- Erection of front gates and front/side railings;
- Replacement of single glazed timber windows with double glazing
- Front/rear landscaping alterations

1.2 During the lifetime of this application the following revisions were received:

- More detail shown on the extent of the soft landscaping on the existing floor plan
- Replacement windows revised to show integral glazing bars rather than 'stick-on' bars
- Rear staircase balustrade changed from glazed to railings
- Rear rooflights relocated down from the ridge and changed to conservation style
- Side door proposed at 1<sup>st</sup> floor removed

### 2.0 Assessment

2.1 The main considerations in relation to this proposal are:

- Land Use
- Design and Appearance
- Impact on the amenity of adjoining occupiers
- Trees
- Transport

### 3.0 Land Use

3.1 Both the Parkhill CAAC and Belsize Society raised concerns that an additional unit would be created. The proposal is not for an extra unit but actually for the amalgamation of the two flats. The site currently is subdivided into two flats, with one occupying the lower ground floor level of the side extension and the other the remaining building.

3.2 Policy H3 of the Camden Local Plan allows the loss of one unit but resists development that would involve the net loss of two or more homes. The development only results in the loss of one unit and therefore complies with Policy H3.

### 4.0 Design and Appearance



4.1 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.

#### Side extension alterations

4.2 At lower ground floor an extension to the side element measuring 3.9m wide, 1.4m deep and standing at 3m high with an associated extension to the existing ground floor terrace is proposed. The external staircase will be replaced, retaining access from ground to lower ground level. Both will have an additional footprint of 5.46sqm. This is sited along the boundary with Troyes House to the South. It is considered to be a modest increase in scale and tucked in the corner at the end of the row of semi-detached properties on this side of Lawn Road with limited visibility given its siting to the rear and at lower ground floor.

4.3 The extension will be rendered to match the existing and the new balustrade will have a similar appearance to the existing. The external staircase balustrade was revised from glazed to metal railings to maintain the character of the conservation area.

4.4 Two rooflights will be inserted on the existing side element to serve the upper ground floor. These will be screened by the existing parapet wall and would not be visible from the public realm. In relation to the roof they would appear subordinate.

4.5 On the front elevation the garage door will be replaced with a single timber door. It is noted that the floorspace was in use as workshop and self-contained flat under planning ref. 26857. It is noted that none of the similar style semi-detached properties on this side of Lawn Road have a garage door in this location.

4.6 At upper ground floor the existing timber front window will be replaced with a larger scale timber sash window. The existing window appears disproportionately small on the elevation and a larger one would enhance this elevation.

4.7 The rear fenestration at upper and lower ground floor will be replaced full height aluminium glazing. At lower ground floor the rear fenestration will be replaced with aluminium sliding doors on the main body of the host property. The CAAC objected to this replacement. The Council's Conservation Team reviewed this and considered this replacement would not cause harm to the setting of the conservation area. Given its siting at lower/ upper ground floor and to the rear it is considered that this element will not be visible from the public realm and a non-traditional material would be acceptable here.

#### Fenestration alterations:

4.8 At front lower ground floor the existing front bay window will be replaced with a set of timber patio doors of a similar siting. Given its location at lower ground level and the dense vegetation screening along the front boundary, it is considered that the new doors would not have a significantly different appearance when glimpsed from the street.

4.9 All the existing single glazed timber glazed windows will be replaced with double glazed timber windows and will replicate the existing in terms of siting, scale and detailed design. Revised window sections were received showing the windows to have integral glazing bars rather than stick on glazing bars.

4.10 The proposal seeks to install 3x rear conservation style rooflights and 2x on the side of the main. The CAAC objected on the grounds that there are too many roof lights and they are too close together. These rear rooflights were revised following feedback from the conservation team as the original rooflights were not flush with the roofslope and were originally sited too close to the ridge. It is noted that host property has two existing larger rooflights and the proposal will replace these with 3x narrower rooflights in a similar siting. Gaps are proposed between each rooflight and it is not considered that they will appear as one large rooflight or have a significantly difference appearance to the existing arrangement. It is considered that due to their siting to the rear and side with no public views and their scale to be acceptable and would appear as subordinate features. The revised rooflights are considered acceptable in terms of their siting, scale and detailed design.

#### Front boundary and landscaping:

4.11 The proposal will install metal railings on top of the existing low boundary brick wall at the front and side and install a new pedestrian and separate vehicle gate also constructed of metal railings. A new brick pillar will be erected to facilitate the gate. On this side of Lawn Road several properties including neighbouring properties at No.6, 7 and 10 have erected metal railings and gates. It is not considered to be out of character within the streetscene and metal railings are a traditional boundary treatment within the conservation area. The front boundary installations utilise existing openings and do not result in the loss of the boundary wall.

4.12 Parkhill CAAC and Belsize Society both raised concerns about the loss of soft landscaping in the front garden. Again they have both misinterpreted the plans. For clarity a more detailed existing plan was provided to show the extent of the existing soft landscaping. It is clear that the proposal will provide more soft landscaping and reduce the amount of hard landscaping in front of the front bay window which is welcomed. The existing paving will be replaced with grey York Stone paving which is acceptable. In the rear garden the new sliding doors at lower ground will access a small wooden deck.

#### Design conclusion:

4.13 Overall it is considered that the revised proposal by reason of its scale, siting and detailed design, would not harm the character and appearance of the host building, the streetscape and wider 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 Team raised no objections to the revised scheme.

4.14 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 (ERR) 2013.

## **5.0 Amenity**

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

5.2 The lower ground floor side extension and associated terrace extension at upper ground floor are considered to be marginal increases in depth and are located on the side neighbouring a block of flats (Troyes House). It is noted that the side boundary wall is 2.8m high with dense vegetation above it and the extension will project 0.2m above this wall. Given the existing high brick boundary wall and dense vegetation and it considered that this element will be well screened and have limited visibility from this private property. In addition there is significant gap to the block of flats from the boundary to the block of flats. Given the above and as a ground floor terrace already exists in this location the extension/terrace is not considered to have a detrimental impact in terms of loss of light, privacy, overlooking or a sense of enclosure.

5.4 Given the siting, scale and detailed design of the other aspects of the development and distance to neighbouring properties it is not considered that they would result in detrimental impact on the neighbouring property's amenity in terms of loss of light, outlook, privacy or result in a sense of enclosure.

5.5 The new unit would provide high quality accommodation in terms of floorspace, outlook and light.

## **6.0 Trees**

6.1 Both the CAAC and the Belsize Society raised objection to the loss of soft landscaping in the front garden. See section 4.12 for explanation.

6.2 A tree report was received which outlined the existing trees on the site and which trees were to be protected or replaced. This was assessed by the Council's Tree Team.

6.3 The scheme involves the removal of a cherry tree in the front garden, whilst its removal would be acceptable the Council would seek to secure a suitable replacement tree. Details of the replacement tree will be secured by condition. The Council would expect the replacement tree to reach a similar size of the removed tree and it should be no less than 750mm away from any structure. An example of an acceptable replacement could be another ornamental cherry, an amelanchier, or similar.

6.4 The remaining arboricultural details are considered to be acceptable and the Council's Tree Team raise no objection subject to an appropriate replacement tree.

6.5 A condition has been attached to ensure tree protection measures would be installed and to secure details of a replacement tree.

## **7.0 Transport**

7.1 Normally in line with Policy T2 the development would need to be secured as car free through a S106 legal agreement. However the applicant has indicated that they will remain in the property following completion of the development so in this instance car-free development does not need to be secured.

## **8.0 Recommendation**

9.1 Grant conditional planning permission.

***DISCLAIMER***

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16th November 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: 2020/3150/P  
Contact: Sofie Fieldsend  
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Date: 10 November 2020

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London  
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# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**5 and 5 lower ground Lawn Road  
London  
NW3 2XS**

Proposal:

Change of use of 1 x 1b flat and 1x 4 bed into a 1 x 5 bed dwellinghouse. Alterations to existing side element including erection of lower ground floor rear extension and associated terrace extension at upper ground, alterations to front/rear fenestration, replacement rear external staircase and insertion of 2x rooflights. Installation of 5x rear and side rooflights on main roof, replacement rear fenestration at lower ground floor. Replacement of timber windows with double glazing. Erection of front gates and front/side railings. Front/rear landscaping alterations.

Drawing Nos: A1001 Rev.4; A1002 Rev.4; A1003 Rev.4; A1004 Rev.4; A1005 Rev.4; A1006 Rev.4; A1007 Rev.4; A1008 Rev.4; A1009 Rev.4; A1010 Rev.4; A1011 Rev.4; A1012 Rev.4; A1013 Rev.4; A2001 Rev.5; A2002 Rev.5; A2003 Rev.5; A2004 Rev.5; A2005 Rev.5; A2006 Rev.5; A2007 Rev.5; A2008 Rev.5; A2009 Rev.5; A2010 Rev.5; A2011 Rev.5; A2012 Rev.5; A4001 Rev.5; A4002 Rev.5; A4003 Rev.5; A4004 Rev.5; A4005 Rev.5; A4006 Rev.5; A4007 Rev.5 and Arboricultural Survey & Impact Assessment by Marcus Foster Arboricultural Design & Consultancy dated 4th May 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 policy 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:

A1001 Rev.4; A1002 Rev.4; A1003 Rev.4; A1004 Rev.4; A1005 Rev.4; A1006 Rev.4; A1007 Rev.4; A1008 Rev.4; A1009 Rev.4; A1010 Rev.4; A1011 Rev.4; A1012 Rev.4; A1013 Rev.4; A2001 Rev.5; A2002 Rev.5; A2003 Rev.5; A2004 Rev.5; A2005 Rev.5; A2006 Rev.5; A2007 Rev.5; A2008 Rev.5; A2009 Rev.5; A2010 Rev.5; A2011 Rev.5; A2012 Rev.5; A4001 Rev.5; A4002 Rev.5; A4003 Rev.5; A4004 Rev.5; A4005 Rev.5; A4006 Rev.5; A4007 Rev.5 and Arboricultural Survey & Impact Assessment by Marcus Foster Arboricultural Design & Consultancy dated 4th May 2019.

Reason:

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

- 4 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2 and A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved arboricultural method statement. The protection shall then remain in place for the duration of works on site and the recommendations followed, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 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 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](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 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:

Yours faithfully

Director of Economy, Regeneration and Investment

**DRAFT**

**DECISION**