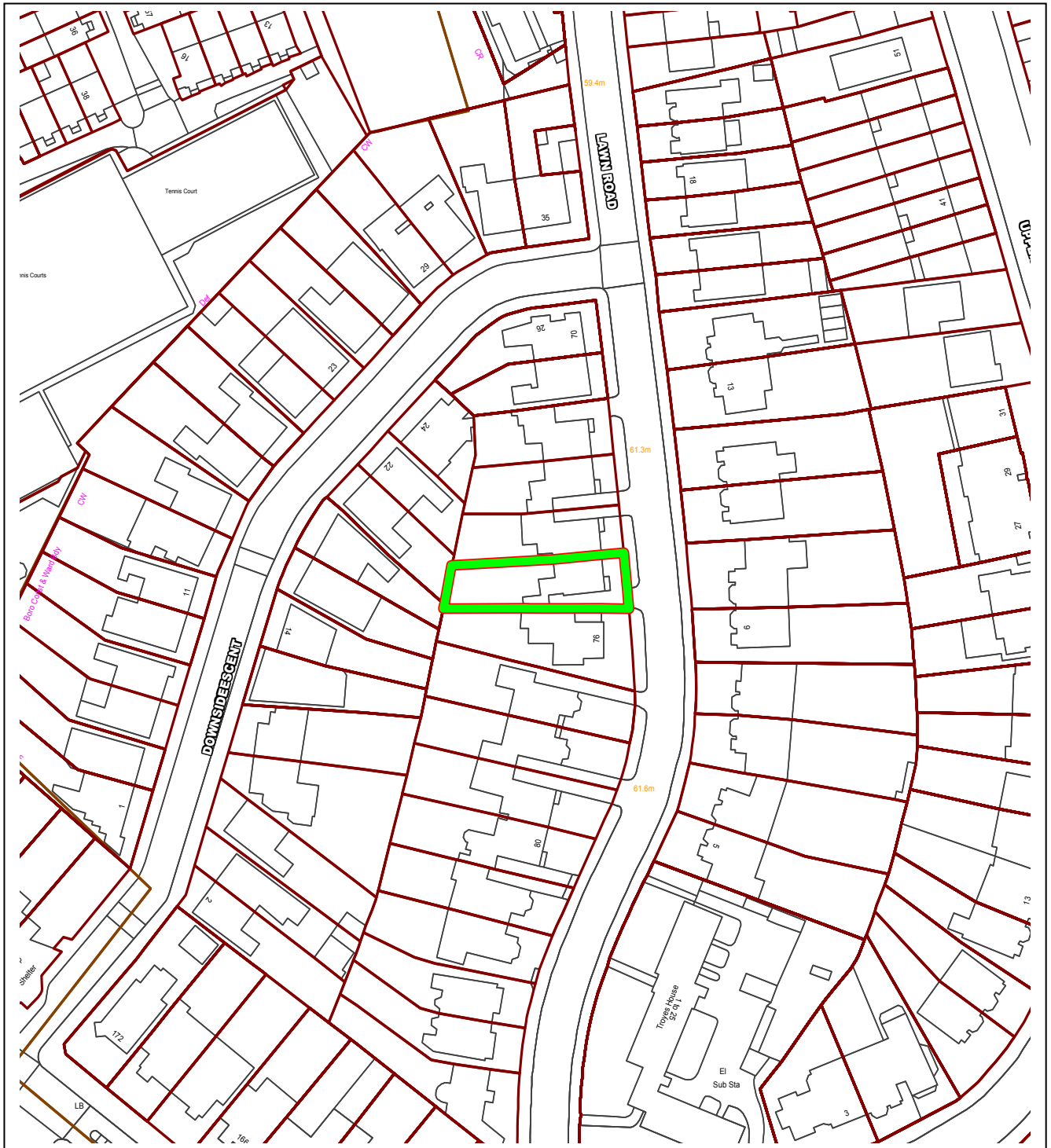


2020/3726/P - 75 Lawn Road, NW3 2XB



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1. Front elevation



2. Rear elevation



3. Aerial view with approximate extension massing sketched

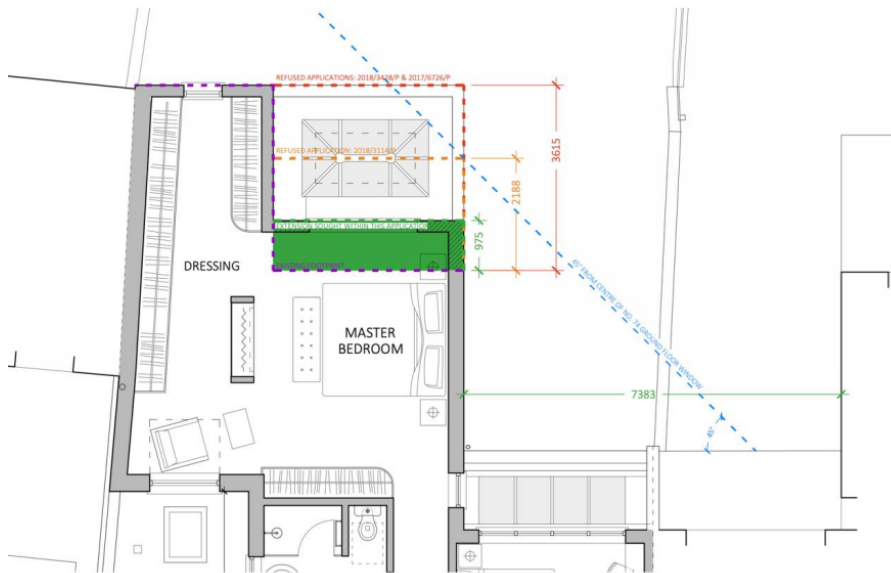
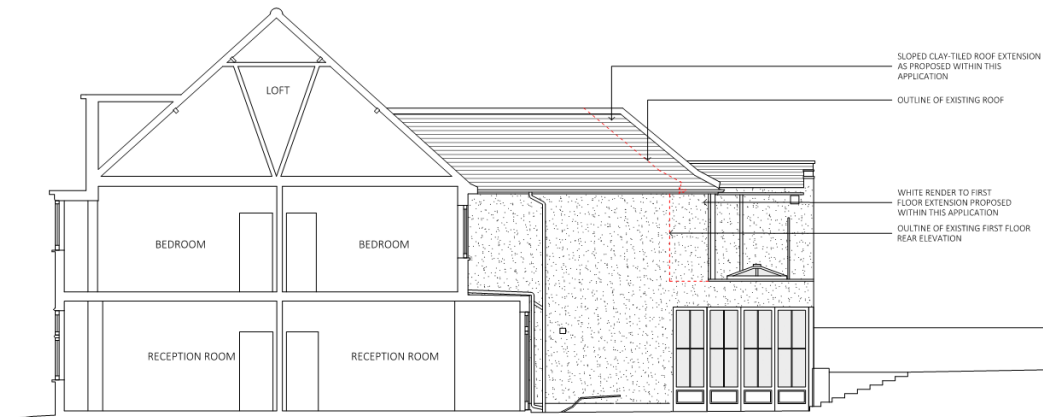


Figure 9 – Diagram showing proposed rear extension (green) in relation the refused extensions (orange and red), as well as the existing footprint (purple).

4. First floor plan showing proposed extension in relation to previously refused



5. Proposed side elevation (with outline of existing roof in red)



6. Proposed rear elevation

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		13/10/2020			
		N/A		Consultation Expiry Date:		01/11/2020			
Officer				Application Number(s)					
Nathaniel Young				2020/3726/P					
Application Address				Drawing Numbers					
75 Lawn Road London NW3 2XB				Please refer to draft decision notice					
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature			
Proposal(s)									
Erection of a part one, part two storey rear extension including lantern rooflight above ground floor element.									
Recommendation(s):		Grant Conditional Planning Permission							
Application Type:		Householder application							
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice							
Informatives:									
Consultations									
Adjoining Occupiers:		No. of responses		04		No. of objections		04	
Summary of consultation responses:		<p>Press notice: 08/10/2020 – 01/11/2020 Site notice: 07/10/2020 – 31/10/2020</p> <p>Four objections were received from the occupiers of Nos. 73, 75, 79 & 80 Lawn Road raising the following concerns:</p> <ol style="list-style-type: none"> 1. Excessive demolition works. 2. Lack of consultation/engagement regarding draft CMP related to previously approved scheme (ref: 2018/2136/P). 3. Two storey rear extension, particularly first floor element will have detrimental impact to residential amenity. 4. Ground floor rear extension lantern rooflight will have detrimental impact to residential amenity. 5. Ground floor rear extension lantern rooflight will harm character and appearance of subject property and neighbouring properties. <p><u>Officer comments</u></p> <ol style="list-style-type: none"> 1. Additional demolition works have since been removed from the 							

proposal.

2. *The draft CMP referenced is not related to the subject application and is not a material consideration in its assessment.*
3. *See section 2.3 (Residential amenity) of this report.*
4. *See section 2.3 (Residential amenity) of this report.*
5. *See section 2.2 (Design and conservation) of this report.*

Site Description

The application site contains, a two-storey, semi-detached, single family dwellinghouse, situated on the western side of Lawn Road.

The application building is located within the Parkhill Conservation Area, it is not listed but is identified as making a positive contribution to the character and appearance of the conservation area.

Relevant History

75 Lawn Road (Application site)

2017/6726/P: Erection of part one/part two storey side and rear extensions, side and rear dormer windows, alterations to driveway and associated works. Refused 14.03.18.

Reasons for refusal:

- The proposed two storey rear extension, by reason of its, design, bulk, scale, mass and use of materials, would not be a subordinate addition to the existing dwelling and would harm the character of the existing dwelling and the surrounding conservation area.
- The proposed extension of the existing side window into a dormer window , by reason of its, design and size would be out of character with the host building and would harm the character of the terrace it forms a part of and the surrounding conservation area.
- The proposed two storey rear extension, due to its size, scale, massing and position close to the boundary would have a detrimental impact on the amenities of No.74 Lawn Road in regards to overbearing and added sense of enclosure.

2018/2136/P: Formation of new basement level with front and rear lightwells, single storey rear infill extension, part single, part two storey side extension, side and rear dormer windows, front and rear landscaping, alterations to driveway and associated works. Granted subject to S106 agreement 02.04.20.

2018/3114/P: Erection of part one/part two storey side and rear extensions, front, side and rear dormer windows, alterations to driveway and associated works. Refused 20.02.19. Appeal dismissed 17.06.19.

Reasons for refusal:

- The proposed two storey rear extension, by reason of its, design, bulk, scale mass and use of materials, would not be a subordinate addition to the existing dwelling and would harm the character of the existing dwelling and the surrounding conservation area.
- The proposed two storey rear extension, due to its size, scale, massing and position close to the boundary would have a detrimental impact on the amenities of No.74 Lawn Road in regards to overbearing and added sense of enclosure.

Appeal decision (dismissed):

- Design and conservation: Proposed scheme would have no harmful impact on the integrity or appearance of the host property. It would have, at worst, a neutral effect on the qualities of CA, whose character and appearance would thus be preserved.
- Living conditions: When viewed from the rear and side windows of No 74 and from its hard-surfaced rear amenity area, the additional two storey element, notwithstanding the small reduction in length and scale (in comparison to the proposal under ref: 2018/3428/P), would be perceived as a dominating, overbearing and oppressive structure, exacerbated by the addition of a crowned roof .

2018/3428/P: Erection of part one/part two storey side and rear extensions, front, side and rear dormer windows, alterations to driveway and associated works. Refused 20.02.2019. Appeal dismissed 17.06.2019.

Reasons for refusal:

- The proposed two storey rear extension, by reason of its, design, bulk, scale mass and use of materials, would not be a subordinate addition to the existing dwelling and would harm the character of the existing dwelling and the surrounding conservation area.
- The proposed two storey rear extension, due to its size, scale, massing and position close to the boundary would have a detrimental impact on the amenities of No.74 Lawn Road in regards to overbearing and added sense of enclosure.

Appeal decision (dismissed):

- Design and conservation: most of the impact of the new scheme would be experienced at the rear, having little or no effect on the public realm or on the wider conservation area. Moreover, the new development proposed at the side would be well set back from the dwelling's front elevation, and would be largely obscured by the bulk of extant buildings, particularly in oblique views from the road outside. The proposed extensions would have a minimal impact on the surrounding area. the proposed scheme would have no harmful impact on the integrity or appearance of the host property. It would have, at worst, a neutral effect on the qualities of CA, whose character and appearance would thus be preserved.
- Living conditions: 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 a crowned roof.

Relevant policies

National Planning Policy Framework 2019

The London Plan March 2016

Intend to Publish London Plan 2019

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2018-2020

CPG Design

CPG Amenity

CPG Altering and extending your home

CPG Home improvements (Draft)

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011

Assessment

1.0 Proposal

1.1 Planning permission is sought for:

- Erection of a part one, part two storey rear extension including lantern rooflight above ground floor element:
- The ground floor element would approximately measure 3.5m (d) x 3.5m (w) x 3.3m (h).
- The first floor element would approximately measure 0.975m (d) x 3.5m (w) x 2.3m (h).
- The lantern rooflight would approximately measure 1.5m (d) x 2.4m (w) x 0.4m (h) at ridge.

1.2 Changes since the previous applications:

- Ground floor element of two storey rear extension would benefit from a lantern rooflight as opposed to a flat rooflight.
 - This part of proposal has not previously been proposed nor considered by the planning inspectorate.
- First floor element of two storey rear extension would be reduced in depth to 0.975m (as opposed to 3.615m and 2.188m depths previously refused).
 - This part of proposal in its previous, larger form, was not considered to cause harm to the character and appearance of the conservation area by the planning inspectorate (see paragraph 2.2.2 of this report).
 - It was however considered to form a “a dominating, overbearing and oppressive structure, exacerbated by the addition of a crowned roof.”
 - Through significant reductions in depth, this element of the proposal is now considered to have overcome the previous reasons for refusal. It is not considered that the depth proposed would cause sufficient harm as to warrant refusal of permission.

Revisions

1.3 During the course of the application the applicant has submitted revised drawings removing reference of previously approved works under separate applications including various roof and side extensions and demolitions works. Additional demolition works are no longer proposed.

2.0 Assessment

2.1 The material considerations for this application are as follows:

- Design and conservation;
- Residential amenity

2.2 Design and conservation

2.2.1 Local Plan policies D1 and D2 are aimed at achieving the highest standard of design in all developments. Local Plan policy D1 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.

2.2.2 Officers note that in the appeal decisions of the two previously refused planning applications, the planning inspector concluded that the previous, larger versions of the proposal (two storey rear extension) would have “no harmful impact on the integrity or appearance of the host property. It would have, at worst, a neutral effect on the qualities of conservation area, whose character and appearance would thus be preserved.”

2.2.3 The general massing and materials of the ground floor element of the proposed extension would be the same as was previously approved under application ref: 2018/2136/P, it would be of the same height and depth, use matching materials and would not extend beyond the established rear building line. The ground floor element would differ from the previously approved in that it would benefit from a lantern rooflight as opposed to a flat one. The new lantern rooflight is not considered to cause detrimental harm to the character and appearance of the subject property or wider conservation area. It would be a lightweight, glazed structure, appropriately sited in the centre of the roof, inset from all elevations, contained to the rear of the property and not readily visible from the public realm. Its ridge would sit comfortably below the first floor window cill and due to both its materiality and scale would not add significant bulk to the extension.

2.2.4 The first floor element of the rear extension is also considered to be acceptable. Previously a first floor extension in this position had been refused permission, however, the proposal has now been reduced in depth to 0.975m (3.615m and 2.188m depths previously refused). The current first floor rear extension is considered to be a modest increase in mass which would be subordinate to the host property. New replacement fenestration would match the existing and respect the hierarchy of fenestration, the new roof above would replicate the existing and all elements of the proposal would use appropriate materials to match the host property. As such, the design, scale, siting and materials would be in keeping with the character and appearance of the host property, terrace grouping and wider conservation area, and as such the character and appearance of conservation area would remain preserved.

2.2.5 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations, would ensure no harm is caused to the character of the host building and surrounding conservation area, in accordance with policies D1 and D2 of the Camden Local Plan.

2.3 Residential amenity

2.3.1 Local plan policy A1 seeks to protect the amenity of residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light, outlook, privacy, noise and disturbance.

2.3.2 It is not considered that the proposed development would result in an undue loss of residential amenity. The ground floor element would be as was previously approved and the previous assessment under application ref: 2018/2136/P would still be applicable. The new lantern rooflight is not considered to cause undue harm to residential amenity. It would be an entirely lightweight, glazed, structure which would allow light through. It would be pitched, inset from all elevations, measure 0.4m in height (at ridge) and would be positioned approximately 7.5m away from the nearest neighbouring habitable window (side elevation window of No. 74).

2.3.3 The first floor element of the proposal is not considered to cause undue harm to residential amenity. It would extend a modest depth of 0.975m and would not infringe any key outlook lines as demonstrated in the drawings and supporting information, and as such would not result in an undue loss of light or outlook. With an increase in depth of less than one metre it is no longer considered that the development would form an a dominating, overbearing and oppressive structure. Through significant reductions in depth, this element of the proposal has now overcome the previous reasons for refusal. It is not considered that the depth proposed would cause sufficient harm as to warrant refusal of permission.

3.0 Recommendation:

3.1 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 4th January 2021, 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: 2020/3726/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Email: Nathaniel.Young@camden.gov.uk
Date: 24 December 2020

Development Management
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Nash Baker Architects
One Lyric Square
London
W6 0NB
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**75 Lawn Road
London
NW3 2XB**

DECISION

Proposal: Erection of a part one, part two storey rear extension including lantern rooflight above ground floor element.

Drawing Nos: Existing: 6_101 Rev B, 6_102 Rev C, 6_103 Rev B, 6_104 Rev A, 6_110, 6_111 Rev C, 6_112, 6_114, 6_115

Proposed: 6_301 Rev B, 6_302 Rev C, 6_303 Rev B, 6_304 Rev B, 6_311 Rev B, 6_313 Rev B, 6_315 Rev C, 6_316 Rev C

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 Existing: 6_101 Rev B, 6_102 Rev C, 6_103 Rev B, 6_104 Rev A, 6_110, 6_111 Rev C, 6_112, 6_114, 6_115, Proposed: 6_301 Rev B, 6_302 Rev C, 6_303 Rev B, 6_304 Rev B, 6_311 Rev B, 6_313 Rev B, 6_315 Rev C, 6_316 Rev C

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

DRAFT

Informative(s):

- 1 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.
- 2 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.

- 3 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).

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

Chief Planning Officer

DRAFT

DECISION