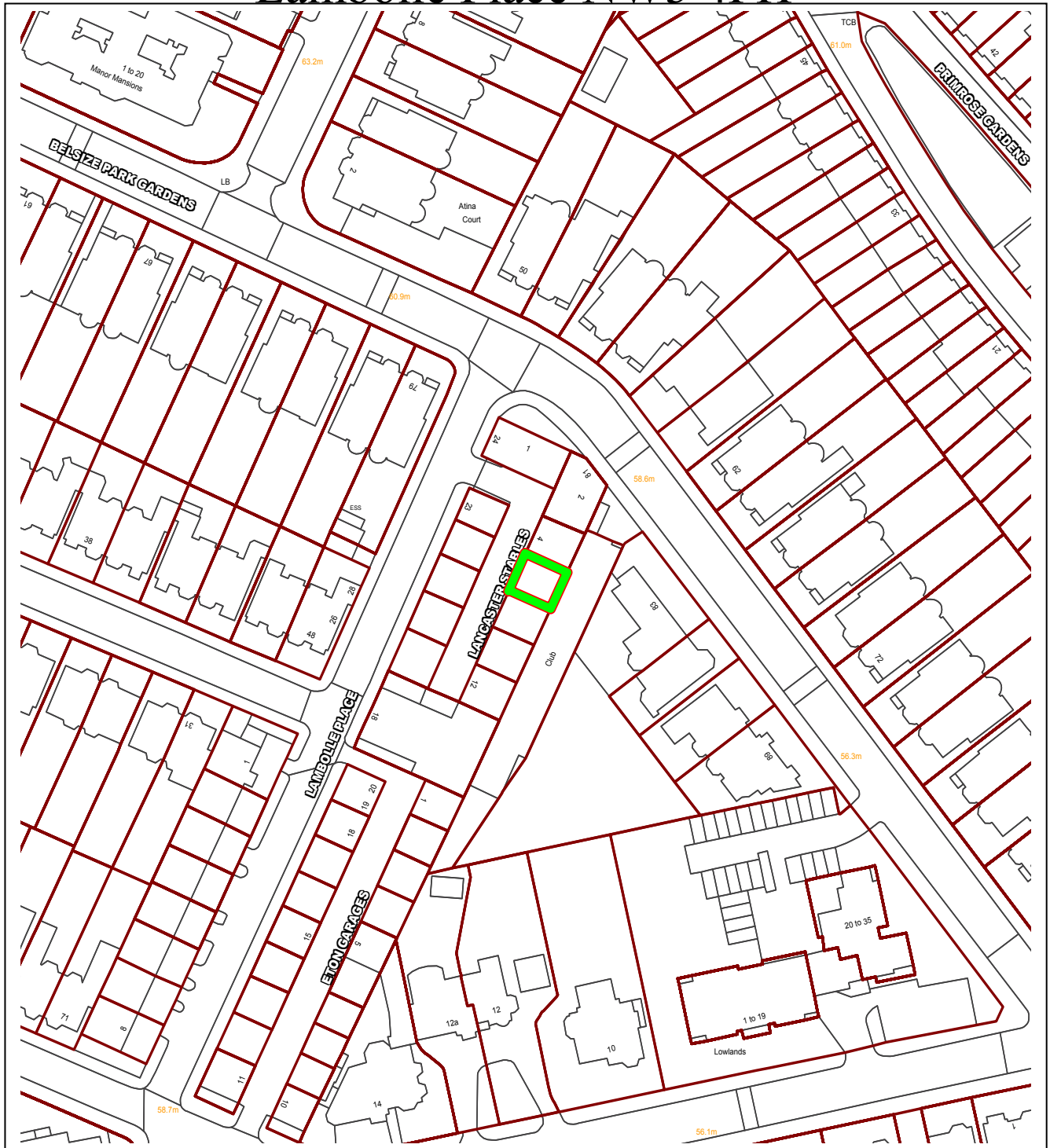


2021/1924/P 6 Lancaster Stables, Lambolle Place NW3 4PH



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Image 1. 22 Lambolle Place (directly opposite the host property)



Image 2. 20 and 20a Lambolle Place



Image 3. 21 Lambolle Place (which backs on to the mews)



Image 4. 23 Lambolle Place (mechanics opposite the host building)



Image 5. 4 Lancaster Stables (next door to our house)



Image 6. Fine Arts school



Image 7. 8 Lancaster Stables (next door)



Image 8. 10 Lancaster Stables



Image 9. 12 Lancaster Stables

Delegated Report (Members Briefing)	Analysis sheet		Expiry Date:	16/06/2021	
	N/A		Consultation Expiry Date:	28/06/2021	
Officer			Application Number(s)		
Obote Hope			2021/1924/P		
Application Address			Drawing Numbers		
6 Lancaster Stables Lambolle Place London NW3 4PH			See draft decision		
Proposal(s)					
Alteration to front fenestration including the installation of new timber doors with associated alteration to the front lightwell and entrance hall.					
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:	Site notices Press notice	04/06/2021– 28/06/2021 03/06/2021– 27/06/2021	No. of responses	0	No. of objections 0
Summary of consultation responses:	No objection and 7 supporting correspondences were received during the statutory consultation period.				
Primrose Hill CAAC	Belsize CAAC has objected to the proposed scheme on the following grounds which are summarised below: 1) The proposed infill alterations to the ground floor are too busy and detract from the simplicity, clarity and uniformity of the facade of the other buildings along the Mews. <i>Officer response:</i> 1) See section 3 'Design'				

Site Description

The application site is located on the east side of Lancaster Stables. It is 2 storey building with a pitched roof. The property was built in 1890 and served as stable. In 2002, the architect Michael Nathenson converted the building and its neighbouring property (no.8) into a residential house.

The mews is characterised by residential units. The site is located in Belsize Conservation sub area three: the Eton Avenue Area. The host building and neighbouring properties within the mews are considered to make a positive contribution to the area.

Relevant History

Site:

PWX0002921 - Various alterations including the lowering of the internal ground floor level and the insertion of a new upper ground floor level, and the addition of a mansard roof extension with roof terraces above, in connection with the change of use to 2 self-contained 3 bedroom houses. As shown on drawing numbers: J709/P/01-02, 6LR/01-04, 06, 100-104, 24D, 26D. **Granted** on **28/05/2001**.

Relevant policies

National Planning Policy Framework (2021)
The London Plan (2021)

Camden Local Plan (2017)

Policy D1 – Design

Policy D2 – Heritage

Camden Supplementary Planning Guidance

CGP - Design (2021)

CPG - Amenity (2021)

CPG – Transport (2021)

CPG - Energy efficiency and adaptation (2021)

Belsize Conservation Area Statement (2002)

Assessment

1. Proposal

1.1 This proposal seeks planning permission for:

- Replacement of the aluminium framed window/door arrangements to the front elevation with timber framed doors;
- Replacement of the windows with the lightwell at basement and ground floors with new sliding windows.

2. Considerations

2.1 The main issues to be considered are:

- Design and heritage
- Amenity

3. Design

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Development should consider the character, setting, context and the form and scale of the host building and neighbouring properties, and the quality of materials to be used.

- 3.2 Policy D2 states that the Council will seek to manage development in a way that retains the distinctive character of conservation areas and will therefore only grant planning permission for development that preserves or enhances the special character or appearance of the area.
- 3.3 The proposal will replace the existing aluminium glazed sliding doors for timber doors, this is welcomed as the use of traditional at ground floor level better reflects the character of the conservation area.
- 3.4 The proposed elevational treatment has been adapted over the years and there is traditional rhythm and hierarchy associated with the windows and door openings of the surrounding properties within the Mews to be maintained at ground floor level. The other buildings in the mews have been substantially altered in the past. However, the traditional materials of openings at ground and first floor levels has predominantly remained. The general form of the elevational treatment is therefore considered to be acceptable. Whilst modern in its approach, it retains the traditional material and openings which is acceptable. The proposed facing material is timber framed and is also considered to be acceptable. The design details are likely to be acceptable and conservation officer raised no objection to the proposed design of the doors.
- 3.5 The existing building is a later 20th century addition to this traditional mews. It is considered that the existing window and door arrangement do not add significant interest to the host property and replacing the windows and door would help improve the building's appearance. The new fenestration will give the building a more uniform appearance, particularly at the ground floor front elevation level which detracts from the host property, although the proposed front elevation would still be distinct from other properties in the mews. It is noted that the mews is characterised by a range of fenestration treatment but it appears to be primarily timber so this detailed design, scale and siting would not appear out of character.
- 3.6 The CAAC have raised concern that the frontage will appear 'busy'. However, the fenestration treatment on the front elevation will match the opening of the existing window and door details, except they will be timber and will add traditional elements back in by replacing the existing glazed openings. On the front elevation the fenestration will be enhanced given the high quality of the material proposed, the detailed design of the main front door would have fanlight above and timber panels which would be similar in design with the neighbouring property at no 4. Thus, the changes are considered to simplify the fenestration in many ways through improving the solid to void ratio. It is considered that these alterations along with the change to timber will enhance the character and appearance of the host property and wider conservation area.

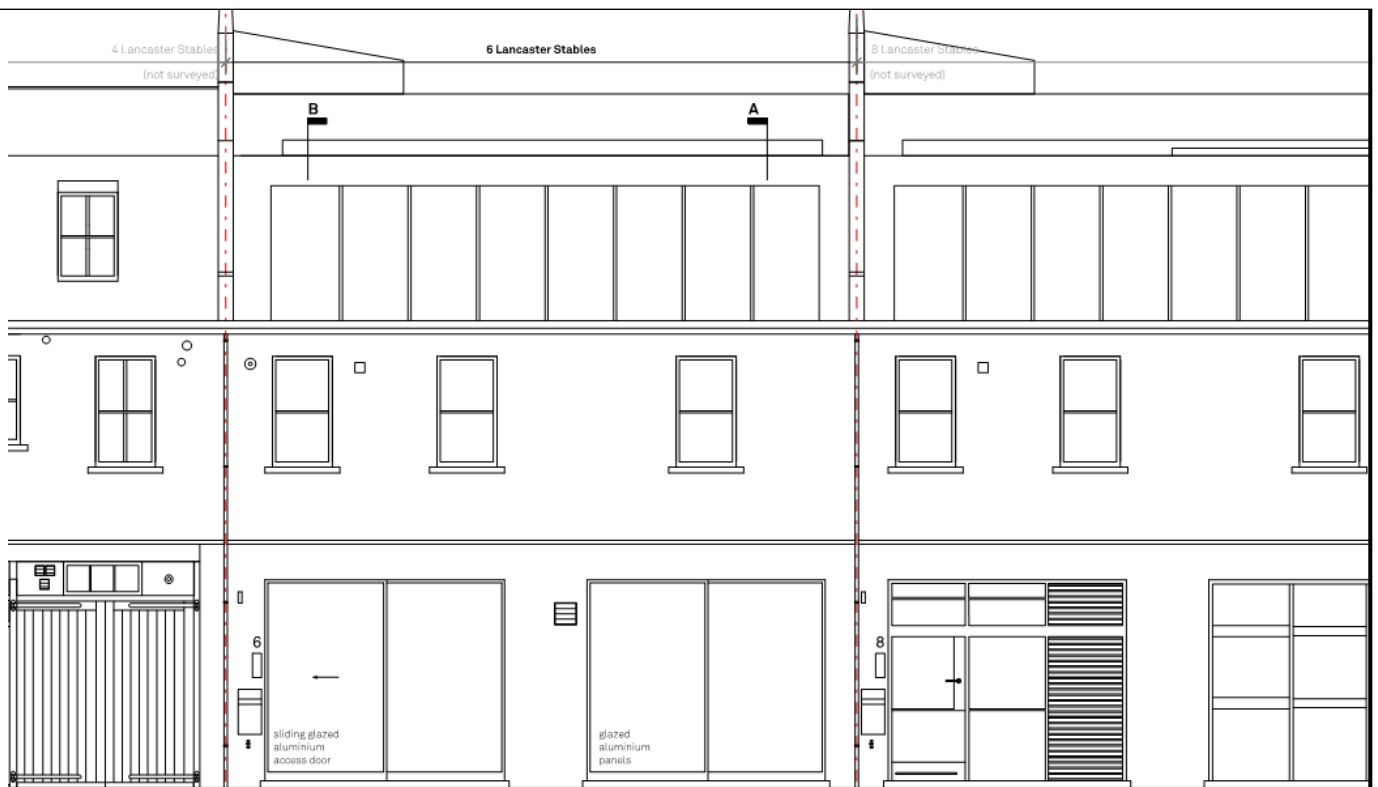


Image 1. Existing elevation.



Image 2. Proposed elevation

4. Amenity

- 4.4 Policy A1 seeks to protect the quality of life of occupiers by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.
- 4.2 Given the minor scale and nature of the works with the openings not being increased in any way, the proposal is compliant with policy A1 and is not considered to cause harm to the amenity of neighbouring properties in terms of loss of light, privacy or overlooking.

5. Recommendation

- 5.4 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 23rd August 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: 2021/1924/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 16 August 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Paul Archer design
Unit D204
116 Commercial St
London
E1 6NF

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

6 Lancaster Stables
Lambolle Place
London
NW3 4PH

DECISION

Proposal:

Alteration to front fenestration including the installation of new timber doors with associated alteration to the front lightwell and entrance hall.

Drawing Nos: 851.000; 851.001; 851.005; 851.006; 851.007; 851.008; 851.009; 851.200; 851.201; 851.202; 851.203; 851.204; 851.250 and Design and Access Statement commissioned by Paul Archer dated April 2021.

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: 851.000; 851.001; 851.005; 851.006; 851.007; 851.008; 851.009; 851.200; 851.201; 851.202; 851.203; 851.204; 851.250 and Design and Access Statement commissioned by Paul Archer dated April 2021.

Reason:

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

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 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, 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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

Chief Planning Officer

DRAFT

DECISION