

Furrow Green Farm | Wharton | Kirkby Stephen | Cumbria | CA17 4LQ

Contact Camden Reception
5 Pancras Square
London
N1C 4AG

by Planning Portal submission only

Date: 20th October 2021

Dear Sirs

Re: Householder application at 83 Lawn Road, London NW3 2XB

Applicant: Ms Charlotte Paton and Mr Bramen Singanayagam

Prospus Group has been instructed by the applicants to submit a householder planning application (the Proposal) for a rear extension to their dwelling house at the above named address.

This is a modest reworking of an earlier proposal¹ which was refused on grounds relating to the impact on the conservation area. In light of the refusal and the comments from the only objecting consultee, we have commissioned an independent Heritage Assessment to consider the significance of the Parkhill Conservation Area and the impact that the Proposal has on that significance or on its setting.

The Heritage Assessment found that the significance of the Parkhill Conservation Area was not dependent upon the retention of rear architectural elements and that exercising of permitted development rights in the Conservation Area do not undermine its character or its significance. This view is reinforced by a recent planning appeal decision² in which the Inspector found that well designed rear and side extensions do not conflict with policies D1 and D2 of the Camden Local Plan.

The Heritage Assessment goes on to consider the effect of the fallback position provided by current permitted development rights, which is a legitimate and necessary step in assessing the limits of planning control and is a material consideration in planning decisions. In this case, the small bay window at the rear of the property is not protected in any way and can be lawfully removed. Furthermore, a rear extension, more prominent but not as well designed as the Proposal may be erected, also under permitted development rights. These are legitimate material considerations that must form part of the consideration of the planning balance in decision taking.

¹ 2021/1177/P

² 19/3226198

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In the light of this comprehensive assessment to inform the consideration of the Proposal, the LPA is urged to consider again both the neutral effect that this Proposal has on the significance of the Parkhill Conservation Area and, on the effect that the legitimate fallback position has on its limited ability to control rear extensions at this location. It seems clear that the LPA has a duty to secure well designed places and to properly consider the planning balance of any scheme and it equally has a duty to permit this Proposal in order to ensure that the best designed proposals can be constructed.

It is hoped that despite any current Covid restrictions this proposal can be considered with the benefit of a site visit, as opposed to a Google view, which cannot convey the subtleties of individual sites.

Please let me know if you require any further information to assist you in the consideration of this Proposal.

Yours faithfully

Tom Woof BEM MRTPI

Director

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