



DESIGN & ACCESS, AND PLANNING STATEMENT

75 LAWN ROAD, LONDON, NW3 2XB

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02.0 | CONTEXT

2.1 INTRODUCTION

This Design and Access Statement has been prepared to accompany the proposed works at No. 75 Lawn Road, which includes a new sloped side dormer extension with hung tile cheeks and ornate stained-glass windows to match the existing.

2.2 HISTORY

Number 75 is a two-storey 1920s residential property on the west side of Lawn Road. It is one of four similar dwellings in two linked pairs (Nos. 72 & 73 and 74 & 75 Lawn Road). These form part of the 1920s development of the west side of Lawn Road, which is characterised by a variety of house types of a similar style. The east side of the street was developed somewhat earlier and comprises five-storey (including lower ground floors) semi-detached Victorian town houses. Whilst 75 Lawn Road is not listed, it does fall within the *Parkhill Conservation Area*.

Historic plans dating from 1925 found in Camden's local archives clearly show No.75 broadly as it is now: a semi-detached property with a two-storey garage outrigger towards the rear. The front elevation of the main house retains its original character having all its original architectural details and fenestration intact, apart from the setback roof gable. The side elevation of the property facing No.76 has, however, been modified over the years. This is evidenced by a large rendered panel; a bricked-up doorway, and one modern window. It features an attractive original large leaded window to the staircase.

Over the years, most neighbouring dwellings along the western side of Lawn Road have introduced a dormer window to the side. The designs vary in scale and appearance, whereby some are considerably larger than others. *See Photographic Survey – Appendix A.*

03.0 | PLANNING HISTORY

3.1 NO. 75 LAWN ROAD

The property has previously undergone a series of planning applications (*see Appendix B for full summary*), however, for the purpose of this proposal, **Application Ref: 2018/2136/P** is of most relevance. It was approved on the 20th of February 2020 and includes:

“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.”

The application allowed for new standing seam lead dormers, one of which was located along the side elevation of the property, overlooking No. 76 Lawn Road.

3.2 NEIGHBOURING DWELLINGS

Several neighbouring dwellings along Lawn Road have sought and attained approval for side dormer windows, with the most relevant planning applications listed below. *See Photographic Survey (Appendix A) for further details/information.*

3.2.1 NO. 73 LAWN ROAD

Application Ref: 2004/0572/P – Registered 10th February 2004 - APPROVED

“New side and rear dormer windows for the conversion of loft space into additional accommodation and the replacement of a ground floor side entrance with a window.”

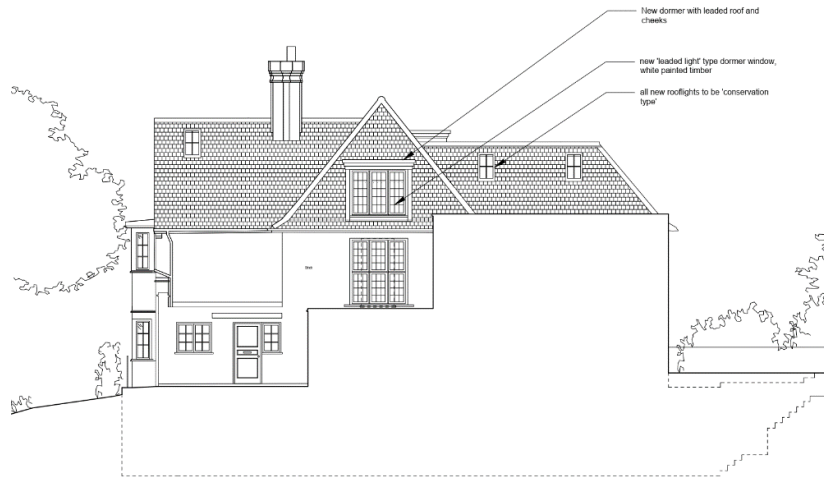


No. 73 Side Elevation as approved (NTS) and photograph of existing dormer.

3.2.2 NO. 76 LAWN ROAD

Application Ref: 2020/0348/P - Registered on 1st March 2020 – APPROVED

“Construction of a single storey basement with front and rear lightwells, erection of a two storey rear extension and first floor single storey side extension; installation of side and rear dormer windows and rooflights to create additional habitable accommodation within the existing roofspace, fenestration alterations; front railings, and associated landscaping works.”



No. 76 Side Elevation as approved (NTS).

3.2.3 NO. 77 LAWN ROAD

Application Ref: 2016/1737/P - Registered on 14th April 2016 – APPROVED

“Creation of basement to form additional living accommodation for existing dwelling and new 1x self-contained 1-bed flat at lower ground floor level; alterations to driveway and erection of new boundary fencing; erection of part two storey and part single storey side and rear extension; alterations to fenestration; and associated works.”

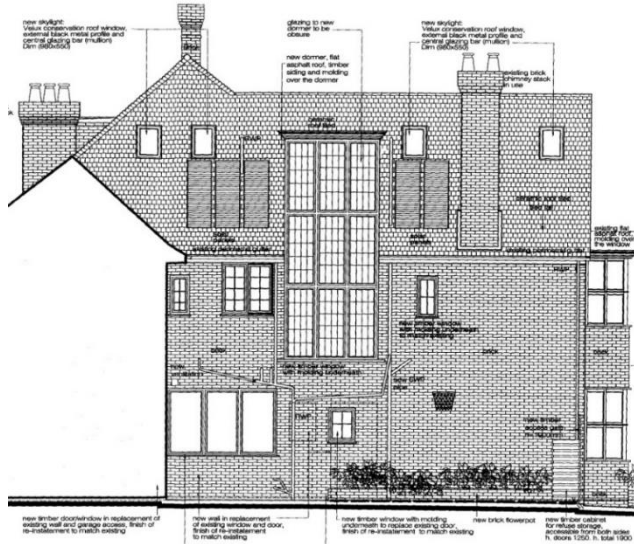


No. 77 Side Elevation as approved (NTS) and photograph of existing side dormer.

3.2.4 NO. 78 LAWN ROAD

Application Ref: 2007/6177/P– Registered 23th February 2007 - APPROVED

“Installation of a dormer window in the side elevation at the front of the property.”



No. 78 Side Elevation as approved (NTS) and photograph of existing side dormer.

3.2.5 NO. 79 LAWN ROAD

Application Ref: 9501771 – Registered on the 17th of October 1995 – APPROVED

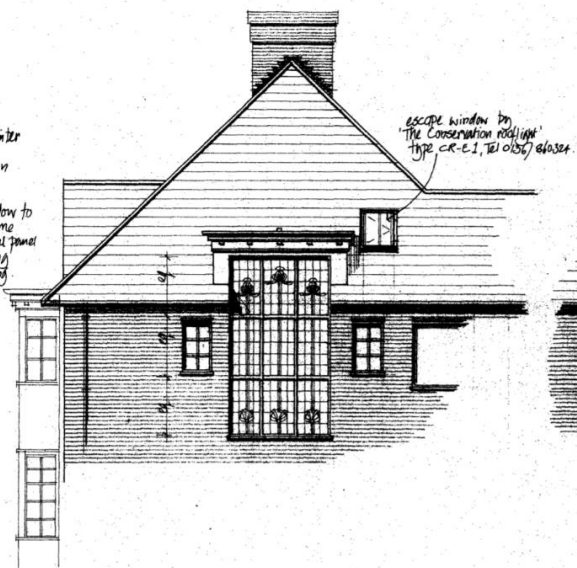
“Conversion of the existing attic space into residential accommodation, including the installation of a dormer window at the rear, increasing the height of the window on the landing above the eaves and the installation of a circular window to the front gable.”

Dormer over landing window:

Code 5 lean flat roof.

Head detailing including all timber mouldings and details to match existing first floor bay window on front elevation.

Existing leaded stained glass window to remain. Insert new central square panel. New glazing in new central panel to match existing including traditional lead comes and glazing.



No. 79 Side Elevation as approved (NTS) and photograph of existing side dormer.

04.0 | ACCESS, USE & AREAS

4.1 ACCESS

The primary access will remain as existing.

4.2 USE

The residential use (C3) of the property will remain as existing.

4.3 AREAS

The proposal will have a negligible impact on the Second Floor area of the property, the layout of which is as previously approved under planning **Application Ref: 2018/2136/P**.

05.0 | PROPOSED WORKS

5.1 SECOND FLOOR

A new sloped dormer window is proposed as part of this application. The design features hung-tile cheeks to match the existing roof tiles, with a sloping standing seam lead roof. The proposed windows are to match the existing below both in scale and proportion, with matching ornate stained-glass detailing. Sections 6.0 and 7.0 demonstrate how the proposal will materially enhance the property through a series of measures in line with the council's relevant planning policies.

The internal layout is to remain as approved under planning **Application Ref: 2018/2136/P**.



Side Elevation showing proposed Dormer at No. 75.

06.0 | ADDRESSING MATERIAL CONSIDERATIONS

This section addresses the material considerations that relate to the proposed dormer construction. These considerations comprise: preserving the character and appearance of the conservation area; any impact on the amenity of neighbours; and various relevant planning policies.

6.1 PROPOSED DORMER EXTENSION

6.1.1 PRESERVING THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

The proposed dormer will be of a high-quality finish and will form a sensitive intervention to the existing dwelling, in keeping with both the character of the original house and the Conservation Area.

The proposal aims to preserve and enhance the character of the Conservation Area through adopting a carefully considered material palette. This includes the use of hung tiles to the dormer cheeks to match the existing roof tiles, and proposes windows which match the decorative stained glass of the existing windows below in design, scale and proportion.

Under previously refused **Application Ref: 2017/6726/P**, the design of the dormer at No. 75 was deemed inappropriate as it broke the eaves line of the roof by creating one large window to the stairwell.

Although many dormers along the street break the eaves line in this way (Nos.78, 79, 80, 81, 82 and 83), the proposal was nevertheless not supported by the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy, whom stated that:

"...the area's homogeneous character is being eroded where... side windows are replaced with large windows breaking eaves lines, inappropriate dormers..."

The dormer as proposed as part of this application aligns more closely with subsequent **Application Ref: 2018/3114/P** at No. 75, which does not break the eaves line of the roof. As such, the window to the stairwell remains separate from the proposed. The Case Officer deemed this feature to be a necessary design attribute for the dormer to be considered an appropriate addition to the roof.

Importantly, the Case Officer also stated:

"...other properties within the street such as No.73 have a side dormer window within their roof slopes and properties opposite the subject site have side dormer windows therefore it would be a feature that would be in keeping with the street scene."

A more sensitive material palette ensures that the current proposal improves upon the previously approved design at No. 75 under **Application Ref: 2018/2136/P**, in turn more positively contributing to the host property, and adhering more closely to the design principles of the wider Conservation Area.

6.1.2 IMPACT ON THE AMENITY OF NEIGHBOURS

6.1.2.1 SCALE, MASS, BULK AND VOLUME

The perceived scale, mass, bulk and volume of the proposed dormer is subordinate to the host building.

When compared with No. 75's approved **Application Ref: 2018/2136/P**, the height of the dormer is raised by 300mm to ensure the windows match the height and proportion of the windows below. This allows for a better visual link between the existing windows and the dormer without breaking the eaves line of the roof..

The introduction of a sloped roof marginally increases the volume of the dormer, which helps to achieve a 2m internal clear head height at the Second Floor landing. However, it also serves to soften the general appearance and bulk by allowing the dormer to sit more comfortably in the roofscape, unlike many of the local precedents.

Given the local precedent along Lawn Road, and the wide variation in dormer scale, mass, bulk and volume, we consider the scale of the proposal at No. 75 to be appropriate. This is evident when comparing the proposal with the approved dormer at No. 76, as under **Application Ref: 2020/0348/P**. The property at No. 76 sits slightly higher than that of No. 75, and so too does their proposed dormer. Therefore, on balance, the design of the dormer is in keeping with its immediate context.



Side by side comparison of proposed dormers at Nos. 75 and 76.

6.1.3 LAWFUL DEVELOPMENT

We believe it is a material consideration that, under *The Town and Country Planning (General Permitted Development) Order 1995*, the proposed dormer extension would otherwise be considered Permitted Development were the property not located in a Conservation Area, as:

- the proposed dormer will not be installed on the front roof slope of the property;
- the cubic content of the resulting roof space will not exceed the cubic content of the original roof space by more than 40 cubic metres;
- the highest part of the dormer will not exceed the highest part of the existing roof;
- the edge of the dormer closest to the eaves of the original roof will not be less than 20cm from the eaves;
- it does not include installing, altering or replacing of a microwave antenna, chimney, flue or soil and vent pipe;
- it does not include a balcony, veranda or raised platform;
- the materials will not differ in appearance to those of the existing house; and
- the new window will not be clear-glazed nor will it be openable.

6.1.4 RELEVANT POLICIES

The proposal will need to comply with at least the following Camden Policies:

- Policy A1 *Managing the impact of development*
- Policy D1 *Design*
- Policy D2 *Heritage*

07.0 | SCALE & APPEARANCE

7.1 SCALE

The precedent along Lawn Road demonstrates a wide range of dormer designs, with no single side dormer matching exactly in appearance and scale – see *Appendix A for Photographic Survey*. Noticeably, many of the designs break the eaves line of the roof by creating one larger glazed opening to the stairwell. By avoiding this feature, the proposed dormer at No. 75 appears smaller, with a design that better complements not only the scale of the host building, but also the appearance and qualities of the wider Conservation Area.

The scale of the dormer at No. 75 is in part dictated by choosing to match the size and proportion of the existing windows below, in wanting to align the proposal with the building. It does not affect any neighbouring amenities, nor does it create a harmful increase in the sense of enclosure to No. 76.

Furthermore, the material choice allows for the proposed dormer to be suitably integrated within the roof, which aids in the perceived scale from the street.

7.2 APPEARANCE

FRONT

The view from the street along 75 Lawn Road remains as approved under Planning **Application Ref: 2018/2136/P**, apart from the form of the sloping dormer on the side, glimpses of which may be visible from the front from certain angles.

SIDE

There will be an increase in height of the dormer due to the windows matching the existing below. This will therefore improve the appearance of the driveway flank wall as viewed from no.76, and as from Lawn Road generally, as the design promotes a positive impact upon the appearance of the Conservation Area.

8.0 | SUMMARY & CONCLUSION

8.1 SUMMARY OF PROPOSAL

- Increased dormer height to accommodate matching windows in design and size to those existing below;
- Introduction of a considered sloped standing seam lead roof; and
- The use of hung tiles to the dormer cheeks to match the existing rooftiles.

8.2 CONCLUSION

The proposal can be summarised by the following points:

01. The proposal allows for a side dormer window in the same location as previously approved under **Application Ref: 2018/2136/P**.
02. There is ample precedent for side dormer windows at neighbouring dwellings along Lawn Road, with designs varying widely in scale and appearance at Nos. 73, 76, 77, 78, 79, 80, 81, 82 and 83.
03. The proposed side dormer at adjacent neighbour No. 76, as approved under **Application ref: 2020/0348/P**, sits higher than that of No. 75, and includes windows which are larger than the existing below.
04. Neighbouring amenities are appropriately protected, ensuring reasonable visual privacy is maintained through the use of opaque stained glass windows. There is also no harmful increase in the sense of enclosure for No. 76.
05. When compared with No. 75's approved **Application Ref: 2018/2136/P**, the height of the dormer is raised by 300mm to allow the windows to match the height and proportion of the windows below, which allows for the dormer to create a strong visual link to the existing window below.
06. The proposal avoids breaking the eaves line of the roof. The window to the stairwell stays as existing, separate from the proposed dormer window within the side elevation of the roof.
07. The perceived scale, mass, bulk and volume of the proposed dormer is subordinate to the overall scale of the host building.
08. The proposal respects the local context and character of the Conservation Area, embracing the opportunity to create a dormer with hung tile cheeks to match existing rooftiles and matching the existing windows below. This creates a sensitive intervention to the existing dwelling.
09. The proposed work will be of a high-quality finish and will be in keeping with the character of the original house, its immediate neighbours, and the wider Conservation Area.

9.0 | APPENDICES

APPENDIX A: Photographic Survey

APPENDIX B: Planning History of 75 Lawn Road

Application 1 – (ref: 2017/6726/P) REFUSED on 14th March 2018

“Erection of part one/part two storey side and rear extensions, side and rear dormer windows, alterations to driveway and associated works”

Application 2 – (ref: 2018/2136/P) APPROVED (subject to S106) on 20th February 2020

“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.”

Application 3 – (ref: 2018/3114/P) REFUSED - Appeal dismissed on 17th June 2019

“Erection of part one/part two storey side and rear extensions, front, side and rear dormer windows, alterations to driveway and associated works.”

This Application was the same as Application 2, however omitted the basement storey and included a first-floor rear extension of 2.19m.

Officers reason for refusal:

“Overall, it is not considered this proposal has addressed the previous reasons for refusal the proposed part single, part two storey rear extension would not be appropriate additions to the existing dwelling due to their size, bulk, scale and massing; and they would not preserve the existing character of the existing dwelling or the surrounding conservation area. In addition to the above the proposed rear extension due to its size, scale, massing and position of the extension would still have a detrimental impact on the amenities of No.74 Lawn Road in regards to an added sense of enclosure.”

Planning Inspectorate’s conclusion:

“I find in favour of the appellants in respect of the first of the main issues identified at the outset concerned with the impact of the development on the character or appearance of the CA. However I find against the appellants on the second main issue since the scheme would adversely affect the living conditions of the occupiers of 74 Lawn Road. This is sufficient reason to dismiss the appeal.”

Application 4 – (ref: 2018/3428/P) REFUSED - Appeal dismissed on 17th June 2019

“Erection of part one/part two storey side and rear extensions, front, side and rear dormer windows, alterations to driveway and associated works”

This application was the same as Application 2, however omitted the basement storey and included a first-floor rear infill extension of 3.62m to align with the existing rearmost building line.

Officers reason for refusal:

“Overall, it is not considered the proposed two storey rear extensions would be appropriate additions to the existing dwelling due to their design, size, scale and massing; and they would not preserve the existing character of the existing dwelling or the surrounding conservation area. In addition to the above the

proposed rear extension due to its size, scale, massing and position of the extension would have a detrimental impact on the amenities of No.74 Lawn Road in regards to an added sense of enclosure.”

Planning Inspectorate’s conclusion:

“I find in favour of the appellants in respect of the first of the main issues identified at the outset, that concerned with the impact of the development on the character or appearance of the CA. However I find against the appellants on the second main issue since the scheme would adversely affect the living conditions of the occupiers of 74 Lawn Road. This is sufficient reason to dismiss the appeal.”

Appeals for application 3 & 4 - (ref: APP/X5210/D/19/3226198 and APP/X5210/D/19/3226199), Dismissed
In brief, the inspector considered the main issues to be: (a) whether the character or appearance of the CA would be preserved or enhanced, and (b) the effect of the proposal on the living conditions of the occupiers of 74 Lawn Road with particular reference to outlook and visual impact. The inspector concluded that both proposals would not necessarily have a harmful impact on the conservation area, but they upheld the council’s decision to refuse the applicant on grounds that it was *‘harmful to the occupants of No. 74 by reason of its adverse impact on outlook and oppressive visual impact.’*
The inspector’s full decision can be found in Appendix A.

Application 5 – (ref: 2020/3726/P) APPROVED on 5th January 2021

“Proposed first floor extension to rear; partial rebuilding of selected first floor walls to side and rear with existing bricks; replacement glazed roof lantern to recently-approved roof-light above ground floor.”