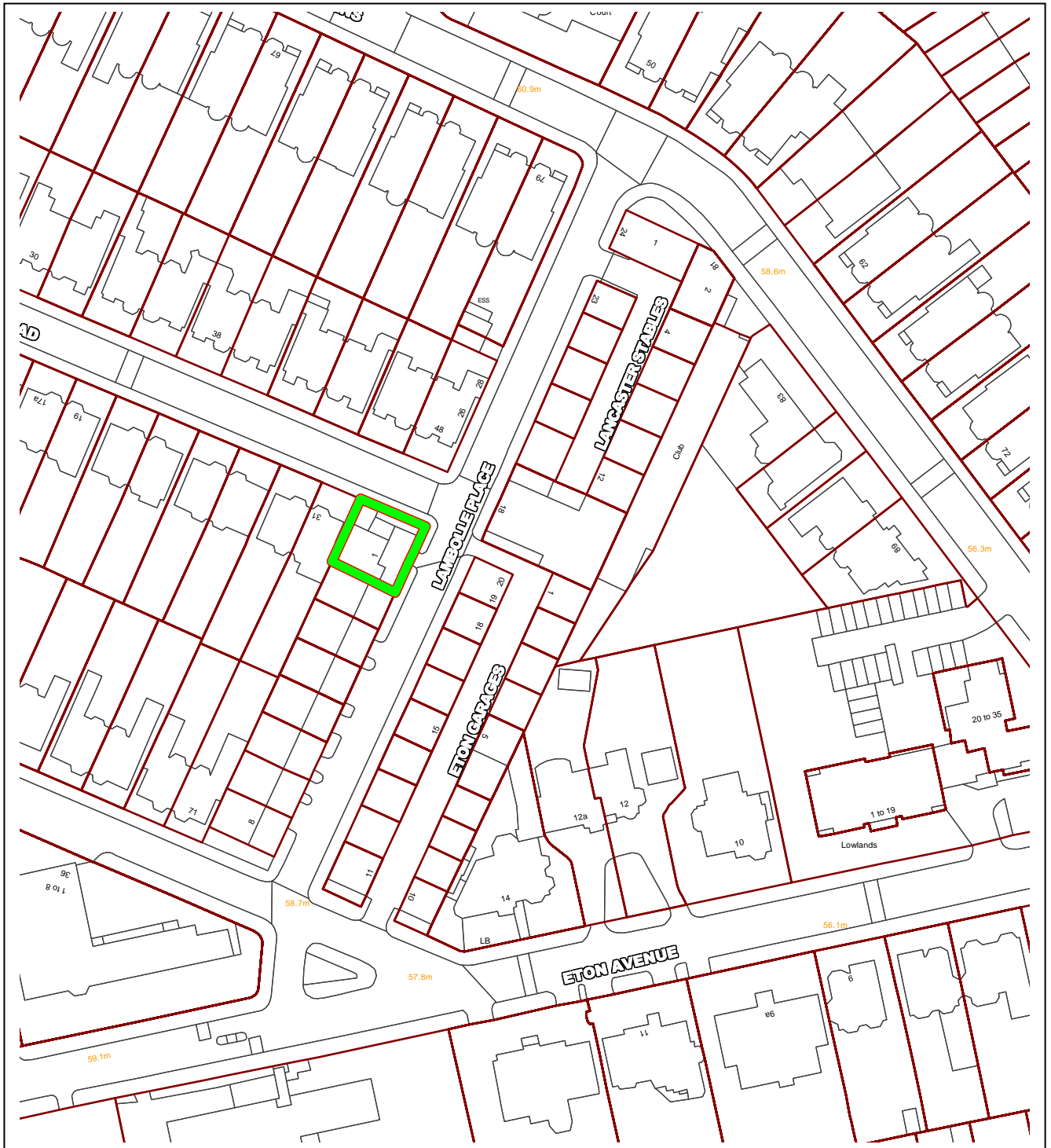


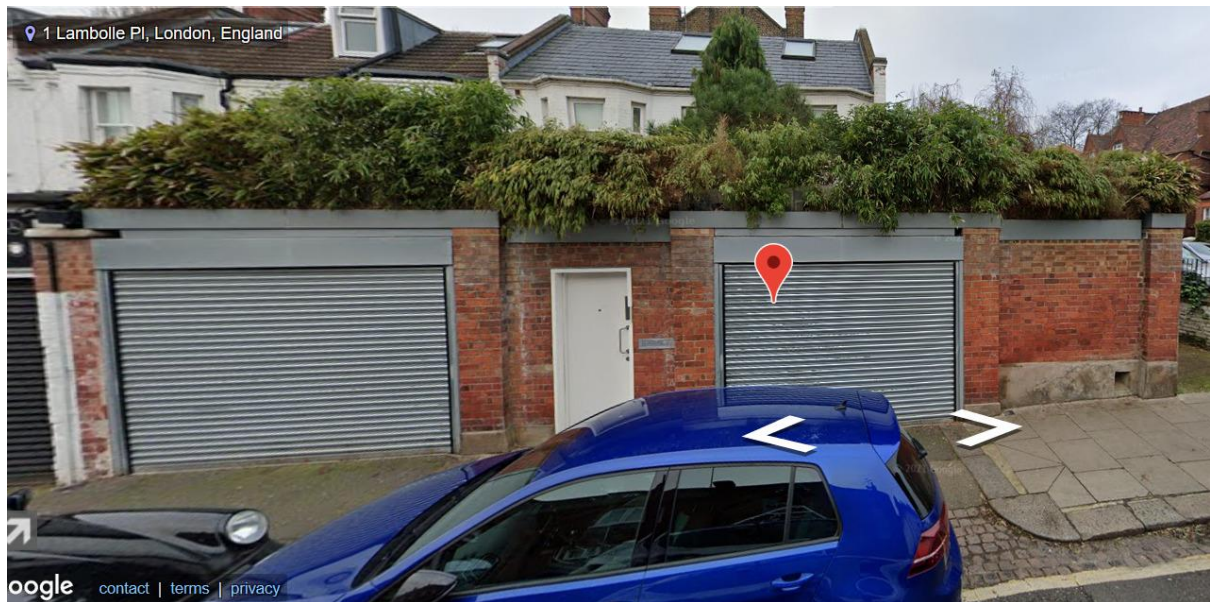
# 2021/4202/P - 1 Lambolle Place



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Photo from Street view

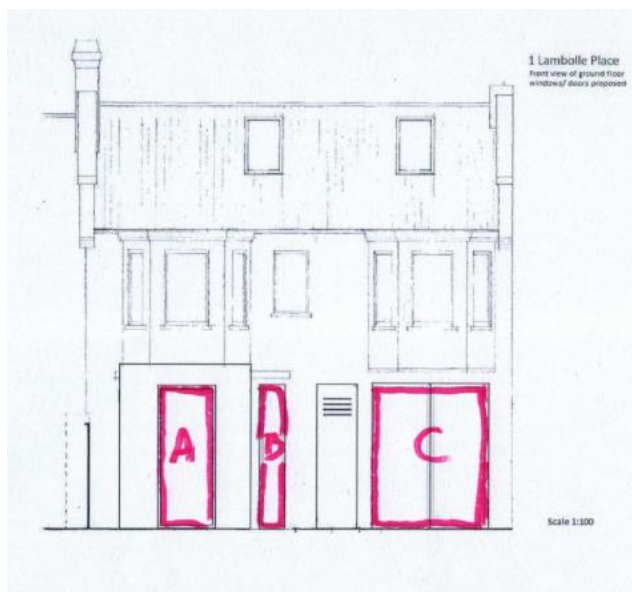
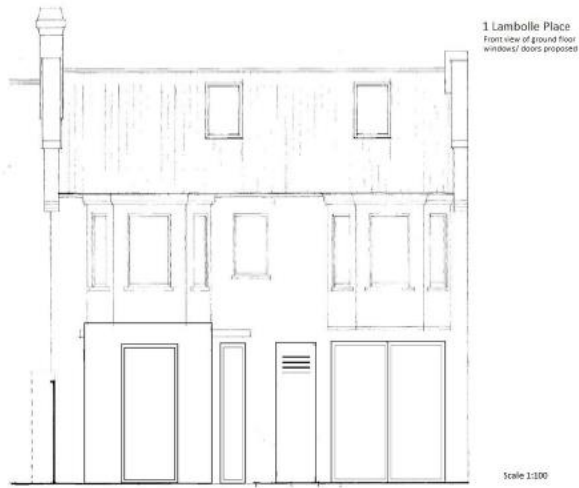
1. Existing front elevation



2. Existing front elevation



### 3. Proposed front elevation



<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>16/12/2021</b>	
		N/A		<b>Consultation Expiry Date:</b>		21/11/2021	
<b>Officer</b>				<b>Application Number(s)</b>			
Fast Track Team				2021/4202/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1 Lambolle Place London NW3 4PD				Refer to draft 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>							
Replacement of existing wooden window and doors (2) with aluminium framed triple glazed units on the ground floor front elevation.							
<b>Recommendation(s):</b>		<b>Grant Conditional Permission</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
<b>Belsize CAAC response:</b>		<p>Site notice was displayed from 27/10/2021 to 20/11/2021 Press notice was published on 28/10/2021 and expired on 21/11/2021</p> <p>The Belsize Conservation Area Advisory Committee (CAAC) objected to the proposals as follows:</p> <p><i>"We would prefer to see timber door and window frames rather than powder coated aluminium on a front elevation. The applicant states that "the two doors and one window are not visible from the road/pavement but can only be seen from the small private yard". But they are visible from the upper floor windows opposite and would be visible to the general public if the high front boundary wall was to be taken down in the future."</i></p> <p><b>Officer response:</b></p> <p>The design, material, dimensions, siting and visibility of the proposal have been assessed, along with any impact on neighbouring amenity, and are considered to be appropriate within the particular site context (see Section 3.0 below for full assessment).</p>					

## Site Description

The application site comprises a 2-storey end-of-terrace house. It is located at the junction of Lambolle Place and Lambolle Road. The house sits behind an approximately 2m high front boundary wall with garage doors, which screens the ground floor of the house from the streetscene. The house has white painted brick walls, a pitched red tiled roof and it has bay windows at first floor level.

1 Lambolle Place is not a listed building but it sits within the Belsize Conservation Area. The building is identified as making a positive contribution to the conservation area (Belsize Conservation Area Statement, adopted November 2002).

## Relevant History

At the application site:

**PW9802847R1** The replacement of a dormer window to the rear roofslope. **Planning permission granted on 08/03/1999**

At neighbouring sites where metal frames windows have been approved/implemented:

**9401069** (8 Lambolle Place) Alterations to building on ground and first floor levels together with the formation of a terrace at the rear. **Planning permission granted on 10/11/1994**

**PWX0202635** (7 Lambolle Place) Change of use from B1 garage at ground floor level and residential maisonette at first and second floor levels to a single dwellinghouse, including the excavation of a new basement room, the demolition of an existing front ground floor level extension and erection of a smaller front ground floor level extension, the replacement of an existing rear dormer with two new dormer windows, and other external alterations. **Planning permission granted on 11/11/2002**

## Relevant policies

**National Planning Policy Framework 2021**

**London Plan 2021**

**Camden Local Plan 2017**

A1 – Managing the impact of development

D1 – Design

D2 – Heritage

CC1 – Climate change mitigation

CC2 – Adapting to climate change

**Camden Planning Guidance**

CPG Home Improvements (January 2021)

CPG Design (January 2021)

CPG Energy efficiency and adaption (January 2021)

CPG Amenity (January 2021)

**Belsize Conservation Area Statement (adopted November 2002)**

## Assessment

### 1.0 Proposal

- 1.1 Planning permission is sought for the replacement of existing wooden window and doors (2) with aluminium framed triple glazed units on the ground floor front elevation.

### 2.0 Assessment

- 2.1 The principal considerations material to the determination of this application are:

- The design and impact of the proposal on the character and appearance of the Belsize Conservation Area; and
- The impact of the proposal on neighbouring amenity.

### 3.0 Design and Heritage

- 3.1 Local Plan Policy D1 (Design) aims to ensure that all developments are of the highest standard of design and respect the character, setting, form and scale of neighbouring buildings, its contribution to the public realm, and its impact on wider views and vistas. Local Plan Policy D2 (Heritage) states that the Council will require that developments preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. This is supported by the Belsize Conservation Area Statement.
- 3.2 Lambolle Place comprises two storey terraced properties which are set back behind frontage walls and garages. The terrace is not listed but it is recognised as making a positive contribution to the character and appearance of the conservation area in the conservation area appraisal and management statement. Whilst the overall appearance of the terrace has remained largely unaltered, the majority of the single houses in the terrace have installed aluminium frames on the ground, and basement levels, set behind the high frontage walls. The proposal would therefore not be out of character. Furthermore, the window and door openings would remain the style and dimensions as existing.
- 3.3 Consequently, while it is preferable to replace timber windows in the same material, in the context of the host building, the proposal replacement of original timber windows with aluminium frame window and doors is considered to have already been established along this row of terrace and it is therefore acceptable in principle. It is also considered that the proposed use of aluminium is considered preferable to uPVC on both design and sustainability grounds.
- 3.4 It should be noted that the replacement window and doors would not be visible in the streetscene. They are not visible from the public domain as they are screened by the front wall and garage doors. They are barely visible from the upper floor windows opposite on Eton Garages.
- 3.5 In terms of the proposed design, opening methods, proportions and colour, the replacement window and doors would match the existing window and doors as closely as possible. While it is recognised that there would be some degree of increased thickness to frames, not least to accommodate the proposed triple glazing panes, the use of suitably designed and high quality units would be an appropriate change, in keeping with the existing character and appearance of the host building and wider Belsize Conservation Area.
- 3.6 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize Conservation Area, under s.72 of the Listed Buildings and Conservations Area Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 3.7 Overall, therefore, while there would be some difference in the material and detailing when compared to some existing windows at the property, the proposed alterations would closely match other windows of similar material and generally be in keeping with the prevailing design, form and appearance of fenestration at the property. As such, under these particular circumstances, the proposal is considered to preserve and enhance the character and appearance of the host building and this part of the Belsize Conservation Area, in accordance with Camden Local Plan Policies D1 (Design), D2 (Heritage).

### 4.0 Sustainability

- 4.1 The Council supports development to improve the thermal efficiency of existing dwellings in a sustainable way and it is acknowledged that the use of triple glazing can be beneficial in this regard.

### 5.0 Amenity

5.1 Local Plan Policy A1 (Managing the impact of development), supported by CGG Amenity, seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents.

5.2 There are no amenity concerns as a result of these proposals in terms of loss of privacy or overlooking to neighbouring properties given the minor nature of the proposals and the fact that the replacement of a existing window and doors only is proposed. As such, it is considered in amenity terms to accord with Camden Local Plan Policy A1 (Managing the impact of development) and the relevant Camden Planning Guidance.

## 6.0 Recommendation

6.1 Overall, the proposed development is considered acceptable in terms of design and impact on the character and appearance of the host building and wider Belsize Conservation Area, and there would be no significant adverse impact on the residential amenity of neighbouring occupiers. The development is also deemed consistent with the objectives, guidance and policies identified above and it is therefore recommended that conditional planning permission be granted.

## 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 20<sup>th</sup> December 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2021/4202/P  
Contact: Fast Track Team  
Tel: 020 7974  
Email:  
Date: 13 December 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Mr Graham Barnett  
1  
Lambolle Place  
Belsize Park  
London  
NW3 4PD

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Householder Application Granted**

Address:

**1 Lambolle Place  
London  
NW3 4PD**

**DECISION**

Proposal:

Replacement of existing wooden window and doors (2) with aluminium framed triple glazed units on the ground floor front elevation.

Drawing Nos: Site location plan; Existing Floor plan; Existing Front Elevation drawing; Proposed Floor plan; Proposed Front Elevation drawing; Proposed floor plan and elevation with changes marked; Windows specification (34 sheets) from IDSsystems; Email dated 12th October 2021 containing the Design and Access Statement.

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 policies 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: Site location plan; Existing Floor plan; Existing Front Elevation drawing; Proposed Floor plan; Proposed Front Elevation drawing; Proposed floor plan and elevation with changes marked; Windows specification (34 sheets) from IDSsystems; Email dated 12th October 2021 containing the Design and Access Statement.

Reason:

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

DRAFT

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](http://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 2021.

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**