



**LOGIC
PLANNING**

22 Lawn Road, London, NW3 2XR

Planning Statement

Mr Rosin and Mrs Evans

Approved for issue		
Lorenzo Pandolfi		09/12/2021

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1 INTRODUCTION AND EXECUTIVE SUMMARY

1.1 Mr Rosin and Mrs Evans ('the Applicants') are proposing the redevelopment of the site at 22 Lawn Road, London, N3 2XR ('the Site'), which is located in the London Borough of Camden.

1.2 Planning permission is sought for the following Development:

"Excavation to extend the existing lower ground floor and partial conversion of garage into ancillary guest bedroom, installation of new garage door and window, erection of single storey rear extension above raised terrace following demolition of existing extension, replacement of front and rear windows and front entrance door, and reconfiguration of existing rear terrace with new paving, soft landscaping, and staircase to lower ground floor."

1.3 The proposed development will increase the total gross internal area of the single dwelling residential unit and will add high-quality and proportionate extensions to the property. Above all, the proposal will represent an enhancement of the existing single family dwelling for a better comfort and improved living conditions.

Structure of Statement

1.4 This Statement includes the following sections:

- Section 2 describes the Site and its surrounding area.
- Section 3 summarises the planning history of the Site and of other sites of relevance.
- Section 4 provides an overview of the redevelopment proposal.
- Section 5 sets out the planning policy framework and material considerations of relevance for the Site.
- Section 6 assesses the proposal against detailed policy considerations.
- Section 7 sets out the summary and conclusions.

1.5 This Planning Statement should be read in conjunction with the following documents:

- Design and Access Statement (prepared by LCA);
- Existing and proposed drawings (prepared by LCA);
- Basement Impact Assessment (prepared by Morph Structures); and
- Flood Risk Statement and Surface Water Management Report (prepared by Morph Structures).

- 1.6 This Statement includes a review of the planning history of the site, analyses the physical context of the area, and demonstrates that the proposal would comply with the relevant planning policies of the local development plan.

2 SITE AND SURROUNDINGS

- 2.1 The property is located on the eastern side of Lawn Road and is part of a group of five two-storeys terraced houses with accommodation on the roof space, and raised rear terraces with garages below at lower ground floor level accessed from a private road at the rear
- 2.2 The house is set back from the street and has a front garden with hard and soft landscaping and a small tree. The rear terrace is above the flat roof of the garage. The property is constructed with red stock brick and has a two-storey bay window at the front, a small single storey rear extension, and two dormer windows on the rear roof slope. The roof of the property is covered by slate tiles to the front and rear elevation.
- 2.3 The area is predominantly residential, and includes semi-detached and terraced houses and blocks of flats ranging from three to six storeys in height. The Grade I listed Isokon Flats building is on the opposite side of the street, in front of the property.
- 2.4 The property is located within the Parkhill and Upper Park Conservation Area and is identified as a “positive building” in the Parkhill and Upper Park Conservation Area Area Appraisal and Management Strategy.
- 2.5 The site is in Flood Risk Zone 1 (Low risk of flooding) and has a very low risk from surface water and sewers.
- 2.6 The Public Transport Accessibility Level (PTAL) of the site is 4 (Good). There are several bus stops within a 400 metres radius of the site. Belsize Park Underground Station is located to the west of the site at a walking distance of approximately 370 metres.

3 PLANNING HISTORY

Application Site

Reference	Description of development	Outcome
2021/4953/P	Replacement of existing rear extension with full-width rear extension with rooflight, raising of rear garden decking, alterations to front and rear fenestration, widening of existing rear dormer and insertion of rooflight.	Under consideration

Surrounding area

- 3.1 The below table highlights the planning history for the most relevant properties in the vicinity of the application site.

Address	Reference	Description of development	Outcome
24 Lawn Road	2017/5619/P	Excavation for a basement extension, erection of single storey rear extension following demolition of existing, replacement of the balustrading at ground floor level and alterations to rear facade/fenestration at lower ground and ground floor level all associated with providing ancillary residential floorspace (Class C3).	Planning permission Granted (23/04/2018)

Summary of precedents and implications for proposed development

- 3.2 The works proposed at lower ground floor and ground floor level in this application are comparable to those approved at 24 Lawn Road, two doors to the north, in 2018. Camden's planning policies of relevance at the time of the approval of the application at 24 Lawn Road are still in force, and equally apply to the proposal for No.22. For this reason, the precedents of 24 Lawn Road is a material planning consideration which would weigh in favour of the approval of this application, in line with the principle of applying consistently the development plan's policies on developments of comparable scope and size.

4 PROPOSED DEVELOPMENT

- 4.1 As noted in Section 1 of this Statement, the proposal is for the following development:

“Excavation to extend the existing lower ground floor and partial conversion of garage into ancillary guest bedroom, installation of new garage door and window, erection of single storey rear extension above raised terrace following demolition of existing extension, replacement of front and rear windows and front entrance door, and reconfiguration of existing rear terrace with new paving, soft landscaping, and staircase to lower ground floor.”

Proposed Land Use

- 4.2 The existing house is a single-family residential dwelling (Class C3), and it will remain in the existing use.

Design, Orientation, Massing and Height

Lower ground floor

- 4.3 The proposal involves the excavation of the existing garage floor to allow the reconfiguration of the garage and the creation of a new guest bedroom, a bathroom and a laundry room. The garage will still accommodate two cars and will be accessed from a new garage door opening on the rear private road. The guest bedroom will have a window facing east. A new staircase will be created to connect the lower ground with the kitchen/dining room above.

Ground Floor and raised rear terrace

- 4.4 The works on the ground floor will include the demolition of the existing single storey rear extension, the erection of a new full-width single storey rear extension with a depth and height of 3 metres, the raising of the terrace level by 350 mm to match the internal floor level of the house, and the creation of new boundary walls and fences on both sides of the property.

Elevations

- 4.5 All the existing windows and doors will be replaced with double glazed steel windows replicating the design and materials of the existing fenestration at the front.
- 4.6 The front boundary wall and piers will be cleaned and the brickwork will be repointed where necessary.
- 4.7 The Design and Access Statement supporting the application contains further details of the design and material palette of the proposal.

Private Amenity Space

- 4.8 The existing front and rear garden will continue to be accessed from the main entrance. The proposal seeks to significantly enhance the existing rear amenity space through the installation of paving on the rear terrace and the addition of a large planter on the rear boundary perimeter.

Access, Parking and Servicing

- 4.9 The access arrangements to 22 Lawn Road will remain as existing. The reconfigured lower ground floor garage will still be able to accommodate two cars and will be accessed from the rear private road.

5 PLANNING POLICY FRAMEWORK

- 5.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless other material considerations indicate otherwise.

Development Plan

- 5.2 The statutory development plan for the Site includes the following documents:

- London Plan 2021; and
- The Camden Local Plan 2017

London Plan 2021

- 5.3 The London Plan 2021 was published in March 2021 and comprises the strategic component of the 'development plan'. It provides London-wide policy and guidance.

- 5.4 The key policies of the London Plan 2021 that are relevant for the proposed development are:

- Policy GG2 - Making best use of land
- Policy GG4 - Delivering the homes Londoners need
- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy D10 - Basement development
- Policy HC1 - Heritage conservation and growth
- Policy SI 2 - Minimising greenhouse gas emissions
- Policy SI 12 - Flood Risk Management
- Policy DF1 - Delivering of the Plan and Planning Obligations

The Camden Local Plan 2017

- 5.5 The key policies of the Local Plan 2017 that are relevant for the proposed development are:

- A1 Managing the impact of development
- A5 Basements
- CC2 Adapting to climate change
- CC3 Water and flooding

- D1 Design
- D2 Heritage
- G1 Delivery and location of growth
- DM1 Delivery and monitoring

Other Material Considerations

National Planning Policy Framework (NPPF)

- 5.6 The Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework (NPPF) in 2021.

Supplementary Planning Documents and Guidance

- 5.7 The following supplementary planning documents are also material planning considerations when determining planning applications in the London Borough of Camden:
- Parkhill and Upper Park Conservation Area Appraisal and Management Strategy;
 - Camden Planning Guidance Design;
 - Camden Planning Guidance Home Improvements;
 - Camden Planning Guidance Basements;
 - Camden Planning Guidance Amenity; and
 - Camden Planning Guidance Developer Contributions

6 PLANNING ASSESSMENT

- 6.1 This Section examines the key planning considerations associated with the proposed development and assesses the planning merits of the proposed development against relevant national and local planning policy and guidance.
- 6.2 In undertaking this assessment, consideration has been given to the London Plan 2021, the Local Plan 2017, the NPPF 2021 and the NPPG.
- 6.3 The assessment covers the following matters:
- Design quality of alterations and extensions
 - Residential Amenity
 - Heritage
 - Flood Risk and Drainage

Design quality of alterations and extensions

- 6.4 Policy D3 (A) of the London Plan 2021 states that all developments must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity.
- 6.5 Policy D4 (C) requires that a Design and Access Statement is submitted with a development proposal and should demonstrate that the proposal meets the design requirements of the London Plan.
- 6.6 Policy HC1 of the London Plan 2021 states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early in the design process.
- 6.7 Policy D1 of Camden's Local Plan states that development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 6.8 Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation areas that fails to preserve or enhance the character and appearance of that conservation area.
- 6.9 Policy A5 of Camden's Local Plan states that the siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property.
- 6.10 The Council's Basements CPG states that basements schemes should take place in a way that ensures they do not harm the recognised architectural character of buildings and surrounding

areas, including gardens and nearby trees, and that conservation area character is preserved or enhanced. The CPG also states any exposed area of a basement should remain subordinate to the building being extended; respect the original design and proportions of the building, including its architectural period and style; and minimise the loss of garden space.

- 6.11 The Home Improvements CPG includes detailed guidance on the best ways to achieve subservient rear and roof extensions that complement the host building and fit in the surrounding townscape.

Assessment

Lower ground floor excavation and installation of new garage door and window

- 6.12 The existing void area at lower ground floor level, below the ground floor terrace, will be excavated to increase the amount of habitable space, and facilitate the creation of a new ancillary bedroom. The void area will be lowered by 1 metre and will be extended by 5.6 metres in length and for the full width of the site.
- 6.13 The proposed enlargement of the existing lower ground floor would not have external manifestations and will not have any impact on the size of the existing rear terrace/patio above the garage, or on permeability and trees.
- 6.14 The application is supported by a Basement Impact Assessment demonstrating that the proposed basement can be safely built in accordance with the Council's policies on structural performance of basements, construction phasing and methodology, ground movement, hydrogeological and flood impacts.
- 6.15 The new garage door and window to be installed on the eastern elevation of the property facing the private road will have a neutral design that will respect the character of the building and the significance of the conservation area.

Single storey rear extension and raised rear terrace

- 6.16 The single storey rear extension will replace the existing addition and will have a depth and height of 3 metres. It will be similar in size to the single storey rear extensions of the adjoining properties in the same terrace, and will remain subservient to the vertical visual hierarchies of the rear elevation. The new structure will be clad with large travertine tiles and will have light grey aluminium glazed doors.
- 6.17 The muted and high-quality material palette of the extension will prevent overbearing effects on the visual rhythm of the upper floors of the terrace and will ensure that the new volume will remain subservient to the main building. The rear amenity space will remain spacious after the construction of the single storey extension.
- 6.18 The raising of the existing terrace will not be visible from the surrounding area and will not alter the proportions of the rear elevation, nor the alternance of voids and masses in the rear elevation of the terrace. The light grey concrete tiles of the terrace will complement the minimalistic design of the rear extension and create an elegant juxtaposition with the traditional materials of the upper floors and of the main roof.

Windows

- 6.19 All the new and replacement windows on the upper floors will match the style and colour of the existing windows on the front elevation to protect the character of the building and preserve the appearance of the Brook Green Conservation Area.

Conclusions on design

- 6.20 The amount of development proposed will preserve the visual hierarchies of the rear elevation and will respect the prevalent pattern of the terrace. The proposed development would not have any impact on the setting of the local context or the character of the host building, and would complement the Park Hill and Upper Park Conservation Area.
- 6.21 We therefore submit that the proposed development is in accordance with Policies D3, D4 and HC1 of the London Plan 2021, Policies D1, D2 and A5 of the Local Plan 2017 and the guidance contained in Camden's Basement CPG and Home Improvements CPG.

Residential Amenity

- 6.22 Local Plan Policy A1 seeks to ensure that the amenities of existing and future occupiers are not unduly impacted by development in terms of privacy, outlook, sense of enclosure, loss of daylight/sunlight, noise and vibration.

Assessment

- 6.23 The modest depth and height of the single storey rear extension will ensure that the amenity of the properties located on both sides of 22 Lawn Road is fully preserved by avoiding undue loss of light and sense of enclosure.
- 6.24 The bedroom on the lower ground floor will be ancillary to the main residential use of the house. If necessary, a planning condition can be imposed to prevent the use of the lower ground bedroom as an independent living unit.
- 6.25 The proposal is supported by a Basement Impact Assessment demonstrating that the building works required to implement the proposal can be carried out with minimal disruption for the neighbouring properties. Appropriate planning conditions to safeguard the amenity of adjoining occupiers can be included in the decision notice as necessary.
- 6.26 It is therefore considered that the proposed extensions will have a neutral effect on the residential amenity of the surrounding residential properties and would be in accordance with Policy A1 of the Local Plan 2017, and the guidance contained in the Council's Amenity CPG, Basement CPG and Home Improvements CPG.

Heritage

- 6.27 Paragraph C of Policy HC1 of the London Plan 2021 states that *"development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early in the design process"*.

- 6.28 Policy D2 of the Local Plan 2017 states that the Council will require that development within conservation areas preserves or, where possible, enhances the character and appearance of the area.
- 6.29 The Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (CAAMS) provides specific guidelines for developments involving the creation of basements, rear and roof extensions in the area.

Assessment

- 6.30 The proposed external alterations to the rear and roof of the building will be sympathetic and would not materially harm the appearance of the building and the neighbouring properties. The majority of the proposed works will be limited to the rear of the building and will not be readily visible from public vantage points, nor from long views, within the Parkhill and Upper Park Conservation Area. The enlargement of the lower ground floor will not involve the creation of external lightwells or other structure that will erode the character of the building or the local townscape.
- 6.31 The replacement of the rear windows on the upper floors will improve the contribution of the house to the terrace and create consistency between the fenestration of the front and rear elevations, with a positive impact on the conservation area resulting from this.
- 6.32 The neat design of the rear extension and the use of a contemporary language fitting the historical context will ensure that the proposal will make a positive contribution to the character and distinctiveness of the building and, as a consequence, to the wider conservation area.
- 6.33 The new garage door and the window proposed for the ancillary bedroom on the lower ground will not have any impact on the character of the building and the visual hierarchies of the rear elevation of the wider terrace. They will blend in the varied composition of the elevation fronting the rear private access road and will have no impacts on views within the conservation area.
- 6.34 The proposed development would not result in any harm, but rather some enhancement, of the conservation area and of the "Positive building" at 22 Lawn Road, and would therefore be in accordance with Policy HC1 of the London Plan 2021, Policy D2 of the Local Plan 2017 and the Parkhill and Upper Park CAAMS.

Flood Risk and Drainage

- 6.35 Policy SI 12 (C) of the London Plan 2021 states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses.
- 6.36 Policy CC3 of Camden's Local Plan 2017 states that the Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible.
- 6.37 The Council's Basements CPG states that basements should avoid harming the water environment, including adversely affecting drainage, run-off or ground permeability.

Assessment

- 6.38 The Flood Risk Statement and Surface Water Management Report submitted in support of the application demonstrates that the probability of flooding from all existing sources is low. The

report also concludes that the calculations carried out “show that the surface water run-off rates are the equivalent to the greenfield run-off rates. Therefore, the rates adhere to Camden Local Plan Policy CC3, and subsequently, due to the reduction in flows compared to the pre-development rates, the flood risk to the combined water sewer to the rear of the dwelling (to which the predevelopment site discharged) will be reduced” and that “due to the reduction in flows compared to the predevelopment rates, the flood risk to the combined water sewer to rear of the dwelling (to which the predevelopment site discharged) will be reduced”.

- 6.39 The proposed development will therefore comply with policy SI 12 of the London Plan 2021, Local Plan’s Policy CC3, and the Basements CPG.

7 CONCLUSIONS

- 7.1 The proposed development will add high-quality and proportionate extensions to the property, improve the use of the lower ground floor, and increase the comfort and usability of the domestic spaces of 22 Lawn Road.
- 7.2 The proposed external alterations to the rear and roof of the building will be sympathetic to the host building and would not materially harm the appearance of the building and the neighbouring properties in the same terrace. The proposal will fit seamlessly in the local townscape, and will respect the density, building typologies and the character of the wider area. It will not result in any harm on the Parkhill and Upper Park Conservation Area, but rather generate a minor enhancement of its significance thanks to the improved fenestration at the rear and the elegant design of the single storey rear extension that will replace the existing low-quality structure.
- 7.3 The sensitive location of the new volumes, and their contained dimensions, will ensure that the proposal will not have any impact on the residential amenity of the surrounding properties. The development will not compromise the development potential of the neighbouring sites or affect the existing lawful uses of the surrounding properties. The proposal is residential in nature and would not result in a significant impact on noise within the neighbouring area.
- 7.4 The proposed alterations and extensions are minimal in scale and size, and it is not envisaged that they will have any drainage implications which could lead to flooding elsewhere.
- 7.5 For the reasons set out in this report, we submit that the proposal is a sustainable form of development that will comply in full with Camden's development plan, and that planning permission should be granted on this basis.