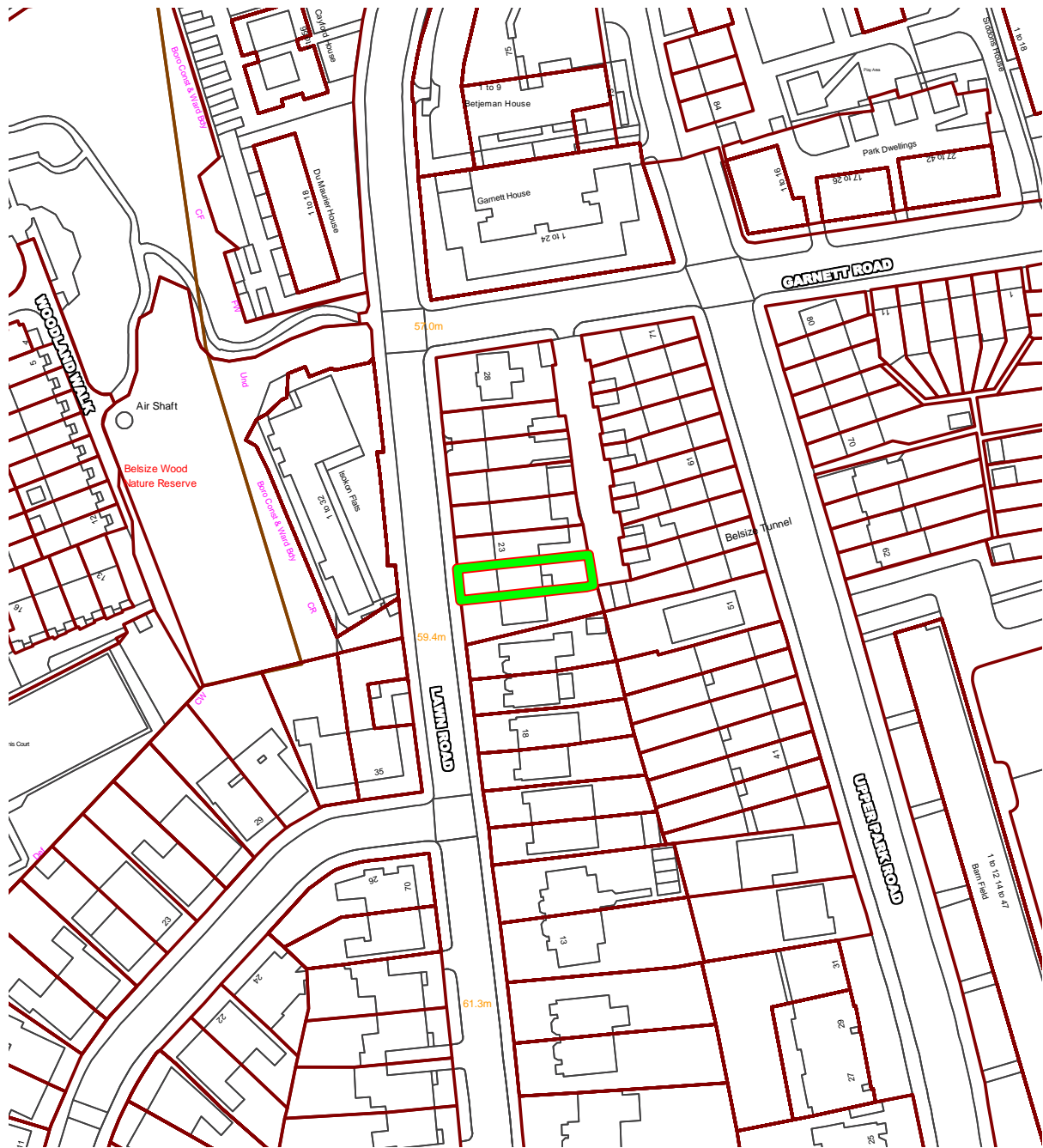


2021/4953/P – 22 Lawn Road



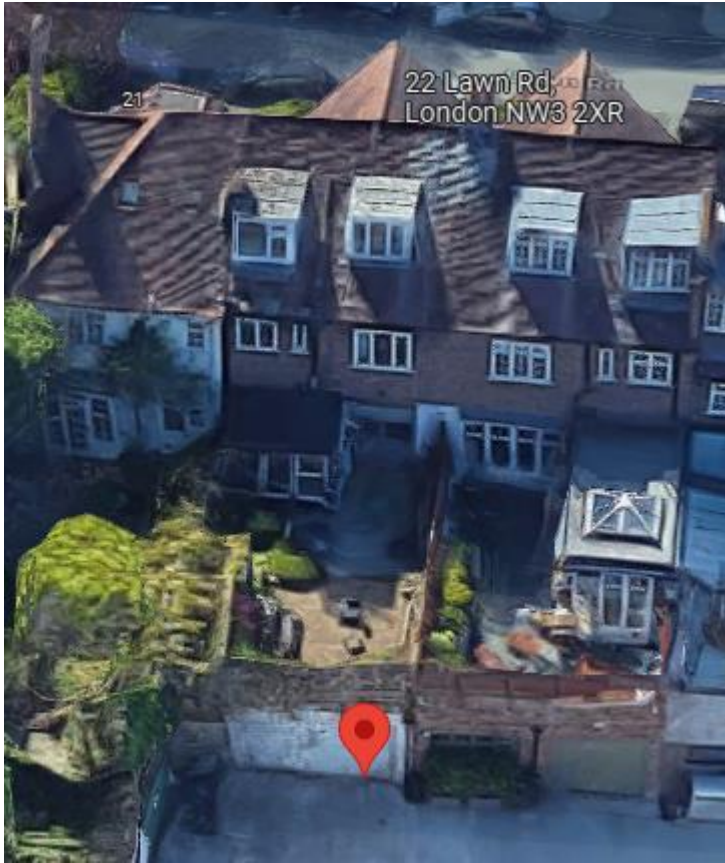
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1. Front elevation of 22 Lawn Road



2. Front elevation when viewed from the front entranceway



3. Satellite image showing rear elevation of property



4. Photo of rear elevation showing existing half width rear extension (on boundary with no. 21)



5. Photo showing rear elevation of application site and adjoining properties

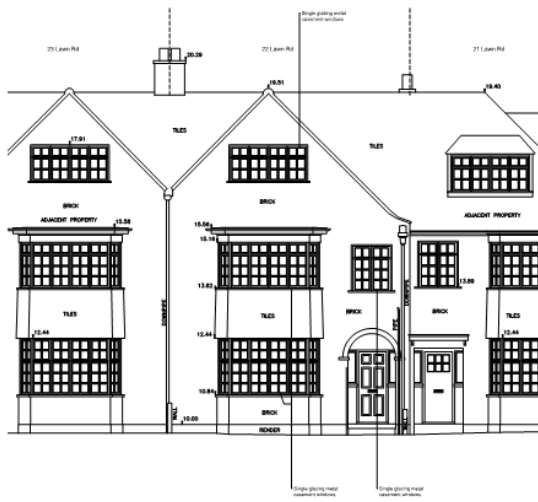


6. View of rear garden

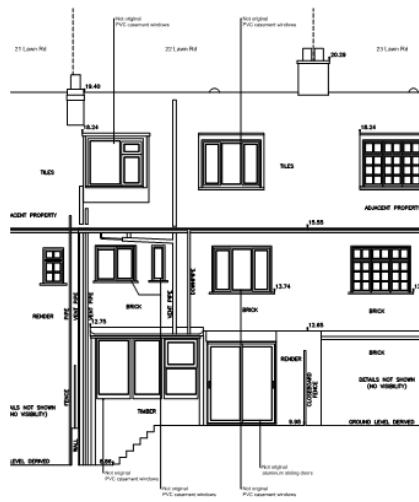


7. View of rear garden and adjoining gardens from existing second floor dormer

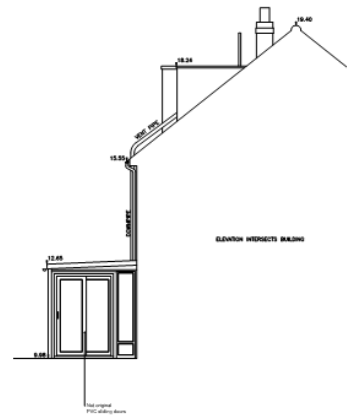
Existing elevations:



01 Existing Front Elevation

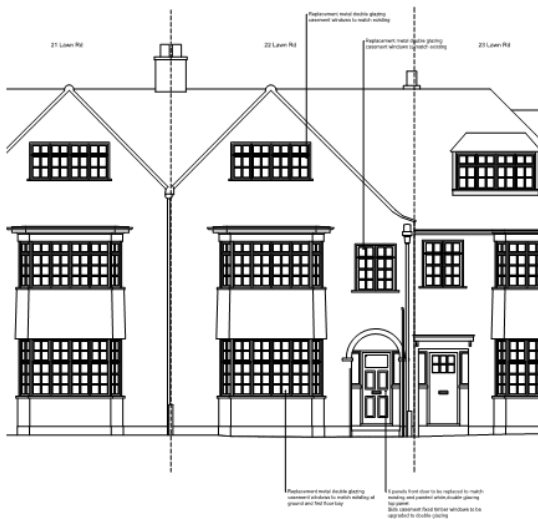


02 Existing Rear Elevation

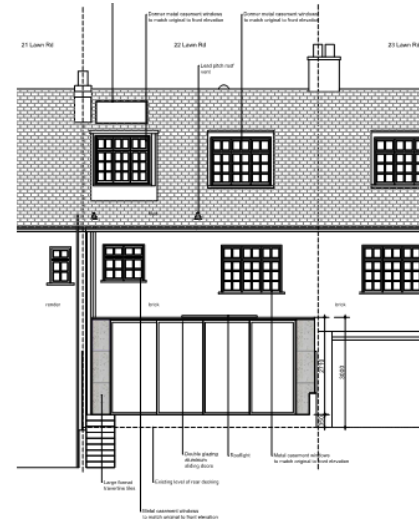


03 Existing Side Elevation

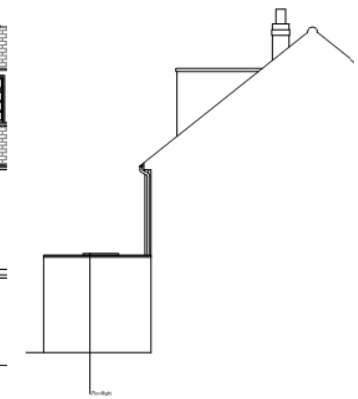
Proposed elevations:



01 Proposed Front Elevation



02 Proposed Rear Elevation



03 Proposed Side Elevation

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	03/12/2021
		N/A / attached	Consultation Expiry Date:	19/12/2021
Officer			Application Number(s)	
Fergus Wong			2021/4953/P	
Application Address			Drawing Numbers	
22 Lawn Road London NW3 2XR			<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey rear extension at ground floor following demolition of existing. Raising of rear garden decking, alterations to front and rear fenestration and insertion of rear rooflight.				
Recommendation:	Grant planning permission.			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	A site notice was displayed starting 24/11/2021 and expiring on 18/12/2021. A press notice was published in the Ham & High starting 25/11/2021 and expiring 19/12/2021.			
Adjoining Occupiers:	No. of responses	1	No. of objections	1

**Summary of
consultation
responses:**

1 objection was received and can be summarised as follows:

1. Amenity:

Sense of enclosure from rear extension.

Officer response: It is not considered that the slight increase in height and depth when compared to the existing extension would not have a material impact in terms of a sense of enclosure or loss of light.

2. Other:

- Concerns over accuracy of submitted information, in terms of height of proposed rear extension.

Officer response: Any measurements have been scaled from the submitted drawings rather than being taken from the design and access statement as quoted within the comment.

- Party wall treatment should be agreed with neighbour in terms of style and height.

Officer response: this is a private matter that does not fall within the remit of planning.

- There are errors within the drawings sent to the objector by the applicant's party wall surveyors, specifically relating to the stairs in the rear garden leading down to the lower ground floor garage.

Officer response: the submitted drawings are different to those received by the applicant, which have not been submitted as part of this application, and appear to be accurate when compared to the photos submitted by the applicant.

Objection received from Parkhill CAAC:

- Objection to full width rear extension, rooflight, widening of rear dormer and use of aluminium windows, all of which are out of scale and character with the house and terrace.

Officer response: neighbouring properties, such as nos. 24 and 25 Lawn Road have been extended to the rear with full-width rear extensions with rooflights/fully glazed roofs above. The existing windows are formed of aluminium and their like-for-like replacement in terms of material cannot be resisted. The proposed works would not cause harm to the appearance of the property and the wider conservation area.

Site Description

The application site is a mid-terrace, three-storey with basement property located on the east side of Lawn Road. The property is not listed, however it lies within the Parkhill Conservation Area. It is identified as a positive contributor within the Parkhill and Upper Park Conservation Area Audit.

The surrounding area is primarily residential in nature, the application site being sited within a terrace of properties of a similar style. It lies opposite the Grade I listed Isokon Flats.

Relevant History

Application site:

2021/6049/P – Pending Decision

Excavation to extend existing lower ground floor garage, replacement of existing rear extension with full width, single storey rear extension with rooflights, raising of garden floor level, replacement of front, rear and side fenestration.

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

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

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Parkhill and Upper Park Conservation Area Audit (2011)

Assessment

1. The proposal

- 1.1. Planning permission is sought for the replacement of the existing rear extension with a full-width extension with a rooflight, raising of decking within the rear garden, insertion of a rooflight to the rear roofslope and replacement of front and rear fenestration.
- 1.2. It had initially been proposed to merge and widen the existing rear dormers to form one large rear dormer, however this element has been omitted from the proposal following officer advice.

2. Assessment

2.1. Design and Conservation

- 2.2. Policy D1 'Design' states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 'Heritage' states that to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

- 2.3. As existing, there is a half-width extension measuring approximately 2.5m in depth, 3.1m in width and 2.8m in height (measured from the floor level of the main rear garden) with a flat roof. The proposed replacement rear extension measures 3m in depth, 6.3m in width and 2.7m in height. However when considered in combination with the raising of the floor level within the rear garden, the rear extension would measure approximately 0.25m higher at the boundary compared to the existing rear extension. It has a flat roof and a rooflight, with aluminium sliding doors to its rear elevation.
- 2.4. It is observed that neighbouring properties, such as nos. 24 and 25 Lawn Road have been extended to the rear with full-width rear extensions with rooflights/fully glazed roofs above. Whilst there is no planning history relating to these rear extensions, it is considered that they likely could have been constructed under permitted development rights. Other properties such as nos. 23, 26 and 27 have also been extended to the rear. It is considered that the extension would appear as a subordinate addition, that would not appear out of character and it still retains sufficient garden space.
- 2.5. It is noted that there is a variety of extension finishes along the rear of this terrace, therefore the materials are considered acceptable given this context and siting at the lower level of the building with no public views. The modern materials would help differentiate it as a modern addition.
- 2.6. The modest increase in height involved in the raising of the ground level within the rear garden is uncontentious in terms of design and scale.
- 2.7. The rear roofslopes to properties along this terrace have been altered through time, with satellite imagery showing rooflights to nos. 26 and 27. The insertion of a rooflight above the existing rear dormer would only be visible in private views. It is small in scale and proportionate in relation to the roofslope.
- 2.8. The applicant has submitted photos and indicated on drawings that the existing windows to the front and rear are formed of aluminium. The like-for-like replacement of the front windows in terms of material and design cannot be resisted in design terms. The proposed replacement rear windows at first floor level and to the rear dormers have glazing bars compared to the existing windows. The existing rear fenestration has been altered historically to uPVC casement windows, and the replacement windows would better match the design of both the front fenestration as well as the rear fenestration to neighbouring properties, which helps tie in the appearance of the host property to the properties along this terrace, thereby enhancing the appearance of the host property and its relation to the wider area. The replacement of the front door with a similar panelled timber door is considered to be acceptable.
- 2.9. Overall, the proposal is not considered harmful to the character or appearance of the host building, street scene or the Parkhill Conservation Area, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.
- 2.10. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

3. Residential Amenity

- 3.1. One objection was received on grounds of sense of enclosure from the proposed rear extension.
- 3.2. The existing extension is situated on the boundary with no. 21. The proposed extension would extend slightly closer (approximately 20cm) to this boundary wall. The increase in depth by 0.50m and slight increase in height by 0.25m is not considered to be significant enough to create a sense of enclosure or loss of light to either adjoining neighbour compared to the existing extension. The existing side boundary would measure 1.8m in height when including the increase in height of floor level within the rear garden, which would be of a sufficient height to prevent any loss of privacy from overlooking.
- 3.3. Owing to the oblique angle, the new rooflight atop the extension and on the rear roofslope would not lead to any unacceptable loss of privacy.
- 3.4. The replacement of front and rear fenestration would not increase in scale and therefore not result in any negative impact on residential amenity.
- 3.5. The development is thus considered to be in accordance with planning policy A1.

4. Recommendation

4.1. 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 7th March 2022, 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: 2021/4953/P
Contact: Fergus Wong
Tel: 020 7974 2968
Email: Fergus.Wong@camden.gov.uk
Date: 3 March 2022

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

Lorenzo Corti Architects LTD
Studio 149
The Light Box
111 Power Road
London
W4 5PY

Dear Sir/Madam

DRAFT
DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
22 Lawn Road
London
NW3 2XR

Proposal:

Erection of single storey rear extension at ground floor following demolition of existing. Raising of rear garden decking, alterations to front and rear fenestration and insertion of rear rooflight.

Drawing Nos: A(PL)001 Rev. A; A(PL)002 Rev. A; A(PL)009 Rev. A; A(PL)010 Rev. A; A(PL)011 Rev. A; A(PL)012 Rev. B; A(PL)401 Rev. A; A(PL)501 Rev. C; EX(PL)001 Rev. A; EX(PL)009 Rev. A; EX(PL)010 Rev. A; EX(PL)012 Rev. A; EX(PL)401 Rev. A; EX(PL)501 Rev. B; Design and Access Statement dated October 2021; Design and Access Statement Appendix A

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

A(PL)001 Rev. A; A(PL)002 Rev. A; A(PL)009 Rev. A; A(PL)010 Rev. A; A(PL)011 Rev. A; A(PL)012 Rev. B; A(PL)401 Rev. A; A(PL)501 Rev. C; EX(PL)001 Rev. A; EX(PL)009 Rev. A; EX(PL)010 Rev. A; EX(PL)012 Rev. A; EX(PL)401 Rev. A; EX(PL)501 Rev. B; Design and Access Statement dated October 2021; Design and Access Statement Appendix A

Reason:

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

- 3 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.

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 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.

- 3 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.

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