

2021/3452/P – 51 Lancaster Grove, NW3 4HB



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Photo 1 (above): Aerial view of 51 Lancaster Grove (Google)



Photo 2 (above): Aerial view of 51 Lancaster Grove (Bing)



Photo 3 (above): Front Garden and Boundary Treatment as viewed from street



Photo 4 (above): Storm damage to roof of bike shed



Photo 5 (above): Existing Bin Store Area



Photo 6 (above): Existing water feature

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	09/09/2021
		N/A / attached		Consultation Expiry Date:	17/10/2021
Officer				Application Number(s)	
Miriam Baptist				2021/3452/P	
Application Address				Drawing Numbers	
51 Lancaster Grove NW3 4HB				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Addition of triangular capping stones to front boundary wall and columns, narrowing of one column, new sliding gate, resurfacing of the drive, refurbishment of bike and bin store, and like-for-like replacement front door.					
Recommendation:		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	A site notice(s) was displayed near to the site on the 17/09/2021 (consultation end date 11/10/2021). The development was also advertised in the local press on the 23/09/2021 (consultation end date 17/10/2021).			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	None			
Belsize CAAC:	<p>A letter of objection was received on behalf of the CAAC. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none">• The replacement front garden wall should match the existing, in keeping with the established pattern in the street.• The proposed design is completely inappropriate.• The drive should be permeable in accordance with SuDS guidelines. <p><u>Officer's response:</u> Please see sections 1.3 and 2.4 of the report. Please see sections 1.3, 2.4 and 2.5 of the report.</p> <p>Subsequent to the review of the revised design, the CAAC maintain their objection on the following grounds:</p> <ul style="list-style-type: none">• The existing vehicle gate folds away beside the front garden post when it is open, but is not electrically operated whereas the proposed electrically operated sliding gate would be visible above the front garden wall when open. The existing arrangement is preferable. <p><u>Officer's response:</u> Please see section 2.5 of the report.</p>			

Site Description

The application site is a two storey detached dwelling with basement and habitable attic. The architecture is typical of the Arts and Crafts/Queen Anne revival detailing of the local area. The property is not listed but lies within the Belsize Conservation Area and is noted in the conservation appraisal as making a positive contribution to the character of the area.

Relevant History

The planning history for the application site can be summarised as follows:

The application site has no relevant planning permission.

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)

Conservation Statement:

- Belsize Conservation Area Statement (2003)

Assessment

1. The proposal

1.1. Planning permission is sought for the addition of triangular capping stones to front boundary wall and columns, a new sliding gate, resurfacing of the drive, refurbishment of bike and bin store, and replacement front door.

1.2. Revisions:

1.3. The proposal has been revised to retain the height of the existing front boundary wall in response to officer and CAAC concerns regarding the high, defensive proposal which was not considered to maintain the traditional character and style of low boundary walls on the northern side of the street. The proposal has also been revised to omit changes to the steps to the front house and the ornamental urn which were overly decorative and not in keeping with the character or appearance of the area.

2. **Design and Conservation**

2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: 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. Policy D2 'Heritage' states that in order 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.

2.2. Section 5.3 in the Home Improvement CPG advises that front boundary treatments should:

- Have dimensions, proportions, detailing and design that respect the existing character of the street and is subordinate to the host building;
- Materials used should relate and complement the host building and we would encourage the incorporation of planting along railings;
- In Conservation Areas, check the Conservation Area Appraisal in relation to boundary treatments. The works should preserve or enhance the existing qualities and context of the site, and character of the Conservation Area;

2.3. The context of the immediate surrounding area shows a difference in front boundaries observed on either side of this section of Lancaster Grove. While on the northern side of the road boundary walls are low and constructed in traditional red brick, often topped with hedging, on the northern side of the road boundaries are higher, more defensive and there is less remaining historic fabric.

2.4. The existing front boundary wall is now to be retained, and current flat capping stones will be replaced with triangular capping stones similar to those seen at no 53, 55, 57 and 59 on the same side of the street. One of the central columns which supports the pedestrian gate is to be narrowed in width to match the other, this is acceptable as it will improve the symmetry of the pair. The front boundary would remain at its current height, which is characteristic of the northern side of the street. For this reason the proposed alterations would not be out of character, nor detract from the townscape or heritage value of the host building, immediate streetscape or wider conservation area.

2.5. A sliding gate would replace the current hinged gate. This replacement is proposed so that the gate can be closed with three vehicles parked in the front garden. The gate is expected to remain closed when not in use and therefore should not add any substantial height behind the boundary wall. The water feature/rockery is being removed in order to make way for the opening of the sliding gate which currently houses some planting. This is considered acceptable as the water feature is not an original or established feature within the conservation area. The existing planter against the boundary with no 49 which houses a hedge is to be retained, as is the small planter

alongside the bin store. Permission was granted for the recent felling of the lime tree which had grown adjacent to the wall and was causing structural issues.

- 2.6. The proposed paving is considered acceptable, and will be made of block paving with a porous PVC membrane underneath and kiln-dried sharp sand between the cobbles. This composition will improve the permeability of the drive which is currently tarmac. The bike and bin store will be refurbished with like-for-like replacement roofs and doors as necessary. The bin store will be lowered by 15cm to improve the ease of moving large bins in and out. The front door which is not original will be replaced in the interests of making the property more energy efficient. The new front door will be like-for-like.
- 2.7. As such, the proposal would not have any detrimental impact on the character and appearance of the property and the Belsize conservation area and complies with policy D1 and D2 of the Camden Local Plan 2017.
- 2.8. 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 2013.

3. Residential Amenity

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.
- 3.2. Due to the location, size and nature of the proposal it would not harm the neighbour's amenity in terms of the loss of natural light, overlooking, light spill or loss of privacy.
- 3.3. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1 and A4.

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 3rd October 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: 2021/3452/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 6 September 2022

Development Management
Regeneration and Planning
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Simon Parry-Wingfield
51 Lancaster Grove
Lancaster Grove
London
NW3 4HB
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**51 Lancaster Grove
London
NW3 4HB**

Proposal:

Addition of triangular capping stones to front boundary wall and columns, narrowing of one column, new sliding gate, resurfacing of the drive, refurbishment of bike and bin store, and replacement front door.

Drawing Nos: Site Plan, Existing/Current Front Drive Plan, Proposed Front Drive Plan, Existing Front Boundary Elevation, Proposed Gates Front Elevation & Plan 9780 rev D, Gates Rear Elevation 9781 rev D, Proposed Plan for bin storage, Bin storage existing elevation, Bin storage Proposed Elevation.

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: Site Plan, Existing/Current Front Drive Plan, Proposed Front Drive Plan, Existing Front Boundary Elevation, Proposed Gates Front Elevation & Plan 9780 rev D, Gates Rear Elevation 9781 rev D, Proposed Plan for bin storage, Bin storage existing elevation, Bin storage Proposed Elevation.

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 policy 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 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) 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

Chief Planning Officer

DRAFT

DECISION