

2022/1403/P - Flat D,  
31 Lancaster Grove, NW3 4EX



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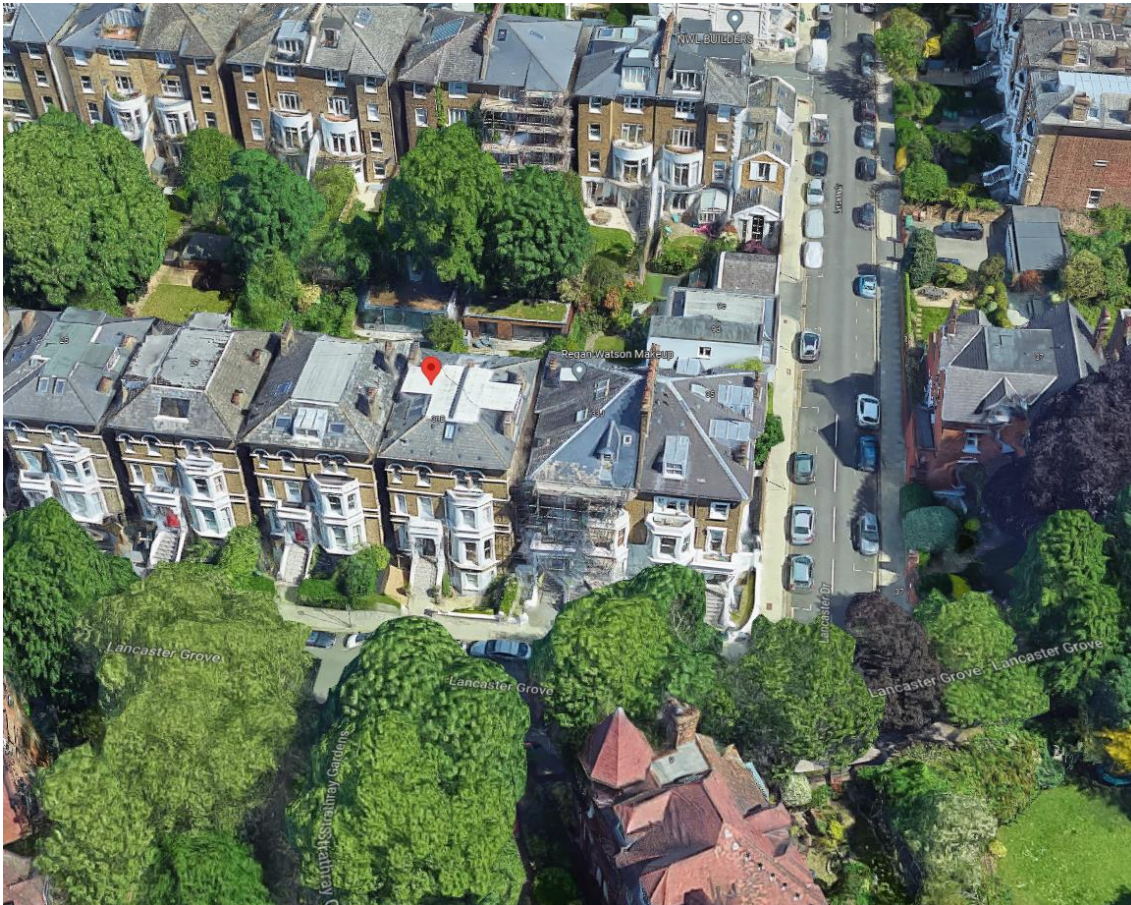


Photo 1 (above): Aerial view (front)



Photo 2 (above): Aerial view (rear)



Photo 3 (above): Street view of front façade



Photo 5 (above): Street view as seen from entrance of Strathray Gardens



Photo 5 (above): Rear roof terrace

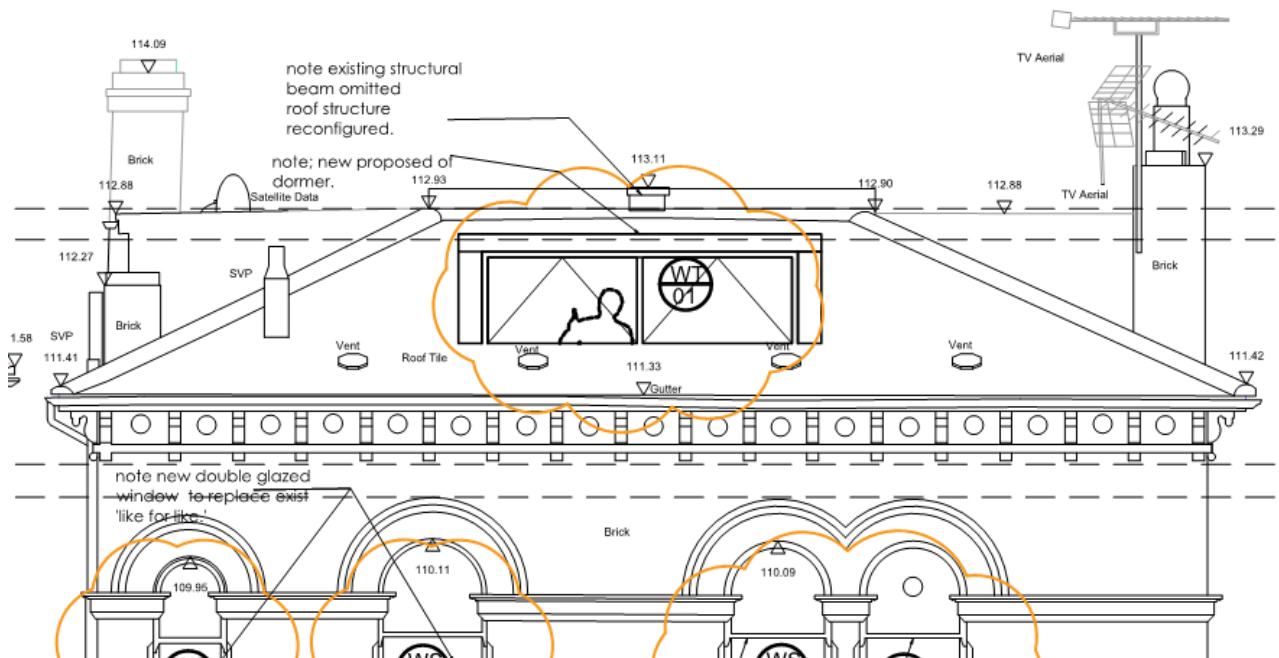


Photo 6 (above): Initial proposed dormer

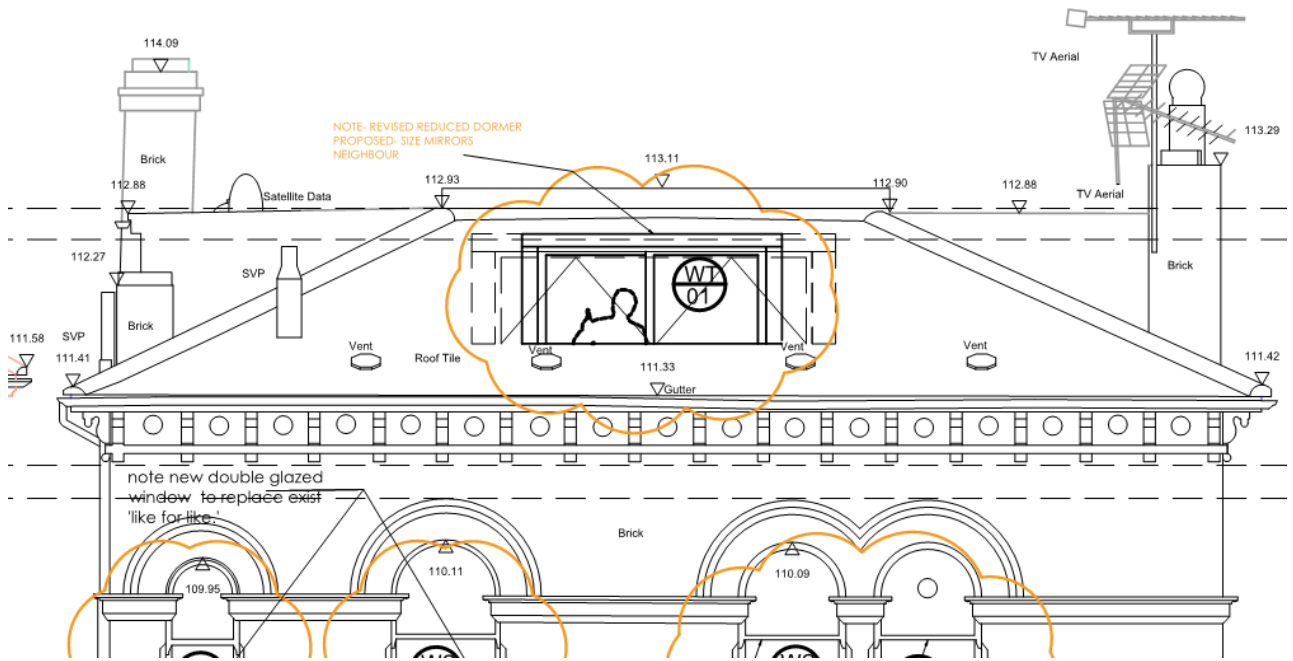


Photo 7 (above): Revised proposed dormer (with previously proposed in dashed lines)

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	27/05/2022
		N/A / attached	<b>Consultation Expiry Date:</b>	29/05/2022
<b>Officer</b>			<b>Application Number(s)</b>	
Miriam Baptist			2022/1403/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat D 31 Lancaster Grove Camden NW3 4EX			<i>See draft decision notice</i>	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Dormer extension to front facade, solar panels and skylight to flat roof, and replacement bi-folding doors to existing rear terrace.				
<b>Recommendation:</b>	Grant conditional planning permission			
<b>Application Type:</b>	Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b><i>Refer to Draft Decision Notice</i></b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	<p>A site notice(s) was displayed near to the site on the 04/05/2022 (consultation end date 28/05/2022).</p> <p>The development was also advertised in the local press on the 05/05/2022 (consultation end date 29/05/2022).</p>			
<b>Adjoining Occupiers:</b>	No. of responses	<b>04</b>	No. of objections	<b>04</b>
<b>Summary of consultation responses:</b>	<p>Objections were received by local residents. Their objection concerns can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Noise and nuisance of construction works.</li> <li>• Air conditioning unit will be noisy</li> <li>• Air conditioning is not environmentally friendly, and the rooflight will increase the need for this.</li> <li>• Disturbance to the look of the house.</li> </ul> <p><u>Officer's response:</u></p> <ul style="list-style-type: none"> <li>• <i>A standard informative will be added to the permission if approved reminding the applicant of Camden Minimum Requirements and permitted construction hours.</i></li> <li>• <i>The air-conditioning unit has now been omitted from the scheme.</i></li> <li>• <i>The air-conditioning unit has now been omitted from the scheme and the rooflight has been reduced in area by 50%.</i></li> <li>• <i>Please see section 2 of the report below.</i></li> </ul>			
<b>Belsize CAAC:</b>	<p>An objection was received by the CAAC which can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Object to skylight</li> <li>• Object to the dormer which is excessively large and out of scale with the building.</li> <li>• Object to the metal bi-fold doors.</li> <li>• Object to the new AC unit.</li> </ul> <p><u>Officer's response:</u></p> <ul style="list-style-type: none"> <li>• <i>The rooflight has been reduced in area by 50%.</i></li> <li>• <i>The dormer has been reduced in width to by in-keeping with the existing dormers on the street.</i></li> <li>• <i>Please see section 2.4 of the report below.</i></li> <li>• <i>The air-conditioning unit has now been omitted from the scheme.</i></li> </ul>			

## Site Description

The application site is a three storey detached property on the southern side of Lancaster Grove. 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:

**2014/1629/P** – Variation of condition 3 (approved plans) of planning permission 2012/3120/P dated 11/9/12 (for the erection of single storey rear extension) namely to allow additional decking and tiled terrace. – **Granted 12/06/2014**

**2012/3528/P** - Amendments to planning permission 2009/2789/P granted on 08/10/2009 for additions and alterations to include a single storey rear extension at lower ground floor level; erection of an outbuilding in the rear garden for use as a studio, to existing flat (Class C3). Amendments involve the replacement of concertina doors with stacking doors on outbuilding. – **Granted 06/09/2012**

**2012/3120/P** - Erection of single-storey rear lower ground floor level extension (following demolition of existing lower ground floor level extension) in connection with existing flat (Class C3). **Granted 11/09/2012**

**2009/2789/P** - Additions and alterations to include a single storey rear extension at lower ground floor level; erection of an outbuilding in the rear garden for use as a studio, to existing flat (Class C3). **Granted 08/10/2009**

## 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 (2002)



## Assessment

### 1. The proposal

Planning permission is sought for a dormer extension to front roofslope, solar panels and skylight to flat roof and replacement bi-folding doors to existing rear dormer.

#### 1.1. Revisions:

1.2. The proposal has been revised in response to officer concerns and neighbour objections. Initially the application included an AC conditioning unit which has now been omitted, a larger rooflight which has been reduced in size, and a wider front dormer extension which has been reduced.

### 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. Camden Planning Guidance (CPG) on Home Improvements states that roof extensions should consider the existing overall roof form, any impact in key views and be proportionate to the roofslope being extended. In terms of dormers specifically, it states that the design should emphasise the glazing element and the solid structure should complement this in a form and scale appropriate to the roof being extended. Roof dormers should sit within the roof slope and appear as an extension to the existing roof whilst the existing roof form is maintained. The proposed dormer is considered to meet this criteria.
- 2.3. Modest dormer windows are not an unusual feature along Lancaster Grove, they protrude above the shallow roof pitches and tend to be fairly compact and upright in proportion. Due to the position of the host property on Lancaster Grove, it can be viewed from Strathray Gardens. However, due to the proportions of the dormer, it would be in line with the existing dormer to the neighbouring property and would not be read as an incongruous addition. The revised dormer is considered to be in line with this existing pattern of development, and the CPG guidance referred to above, and therefore is not considered to be of harm to the host property, street and the wider conservation area.
- 2.4. To the rear at roof level the existing glazed doors opening onto the terrace will be replaced with bi-fold glazed doors. The change is considered minimal in comparison to the existing situation and will not be unduly noticeable at this high level from nearby properties nor the public realm on Lancaster Drive.
- 2.5. The rooflight would be situated on the flat roof by the rear roof terrace, and has been halved in size. Due to the location of the rooflight, it is not considered to harm the host building in any way.
- 2.6. Eight solar panels would be positioned on the flat roof of the property, and as the property is three storeys in height with a shallow roof pitch, they would not be visible from street level. The solar panels in this discrete position are considered a welcome addition in terms of the potential environmental benefits. A condition has been added, should the application be approved, to ensure the addition of the photovoltaic panels does not dominate the roofscape, nor appear dominant in views from the street or in long views from the surrounding public realm
- 2.7. The application has been considered by the council's Conservation Officer. Due to the proposed revisions being received, they are happy to support the principle and detail of the application. As such, the proposal would not have any detrimental impact on the character and appearance of the

property and the Parkhill and Upper Park conservation area and complies with policies 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, implications to 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. The new front dormer would not look directly into any properties opposite but faces the tree-lined entrance to Strathray Gardens. The closest property, No1 Strathray Gardens is approximately 28m away and at an oblique angle, therefore no overlooking harm is identified. The proposed bi-fold doors at roof level would replace existing glazed doors, and for this reason are not considered to cause any harm beyond the existing situation. The additional rooflight would face directly upwards and would not create any additional outlook towards the adjacent properties.
- 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 17<sup>th</sup> 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/1403/P  
Contact: Miriam Baptist  
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Email: [Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)  
Date: 25 October 2022

**Development Management**  
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Judd Street  
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WC1H 9JE

Phone: 020 7974 4444

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Regents Park Road  
Primrose Hill  
London  
NW1 8XN  
undefined

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:

**31 Flat D  
Lancaster Grove  
London  
NW3 4EX**

# DECISION

Proposal:

Dormer extension to front facade, solar panels and skylight to flat roof, and replacement bi-folding doors to existing rear terrace.

Drawing Nos: Location Plan '31, Lancaster Grove, London, Camden, NW3 4EX', 2201-302EX, 2201-301EX, 2201-300EX, 2201-201EX, 2201-200EX, 2201-100EX, 2201-101EX, MBS20854-R, 2201-303-REVA, 2201-302-REVA, 2201-301-REVA, 2201-300-REVA, 2201-201-REVA, 2201-200-REVA, 2201-102-REVA, 2201-101REVA, 2201-100-REVA.

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: Location Plan '31, Lancaster Grove, London, Camden, NW3 4EX', 2201-302EX, 2201-301EX, 2201-300EX, 2201-201EX, 2201-200EX, 2201-100EX, 2201-101EX, MBS20854-R, 2201-303-REVA, 2201-302-REVA, 2201-301-REVA, 2201-300-REVA, 2201-201-REVA, 2201-200-REVA, 2201-102-REVA, 2201-101REVA, 2201-100-REVA.

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.

- 4 Prior to installation of the PV panels hereby approved, detailed plan showing the location, number and angle of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities and to ensure the addition of the photovoltaic panels does not dominate the roofscape, nor appear dominant in views from the street or in long views from the surrounding public realm, in accordance with the requirements of Policy G1, D1, D2, CC1 and CC2 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](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:

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

Yours faithfully

Chief Planning Officer

**DECISION**