

Our Ref: 18/00064/PREAPP



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

By e-mail to: || [REDACTED]

Date: 08/02/2018

Dear [REDACTED]

Town and Country Planning Act 1990 (as amended)

RE: 5 Lancaster Road, SE27 9EL

Thank you for your pre-application submission for the above site in relation to the following proposals:

Demolition and replacement of original rear and side wraparound extension with a flat roof rear and side wraparound extension.

Please accept the following information as advice from the London Borough of Lambeth regarding your proposed development. Outlined below is a preliminary assessment of the proposals, including an indication of the main issues that should be addressed should you choose to submit a formal planning application.

Please note that the views expressed in this letter represent officer opinion only and cannot be taken to prejudice the formal decision of the Council in respect of any subsequent planning application, on which consultation would be carried out which may raise additional issues.

The Planning Officer responsible for this pre-application advice is [REDACTED] If you would like to discuss this advice, please telephone [REDACTED] or [REDACTED]

Lambeth Planning
Phoenix House
10 Wandsworth Road
London SW8 2LL

Telephone 020 7926 1180
Facsimile 020 7926 1171
email lambethplanning@lambeth.gov.uk
www.lambeth.gov.uk

1. Site Context

The application relates to a 2 storey detached property, located on the northern side of Lancaster Avenue. The front gable part of the building gives the impression of a 3 storey dwelling. It is noted that the application building currently benefits from an existing side and rear extension which runs the depth of the building plus 0.88m.

The surroundings comprise predominantly of 2-3 storey detached and semi-detached 19th Century properties, located within large plots with extensive front and rear gardens forming part of the Lancaster Avenue Conservation Area. The rear of the site backs onto a warehouse complex which is accessed off Norwood Road.

The application site is not affected by any Article 4 Direction, nor is the building listed.

Constraints and Designations relating to the application site:

- Conservation Area - CA45 : Lancaster Avenue Conservation Area

2. Relevant Planning History

Planning Applications History

15/05349/FUL - Application Permitted - Decision date: 04.11.2015

Replacement of existing single-glazed windows with timber double glazed sash windows and installation of two replacement rooflights on the front roofslope.

16/03696/FUL - Application Permitted - Decision date: 25.08.2016

Removal and reinstatement of front boundary wall for the widening of two existing drive ways.

17/05341/FUL - Application Refused - Decision date: 04.01.2018

Erection of single storey ground floor rear and side extensions.

Reasons for refusal:

1. The proposed rear and side extension by reason of its excessive depth, height and detailed design would introduce an unsympathetic addition to the original design of the host dwelling and the building group of which it forms part. It would fail to remain subordinate causing harm to the architectural integrity of the host dwelling. As a result, the proposal would fail to preserve or enhance the character and appearance of the Lancaster Avenue Conservation Area and is therefore contrary to Policies Q5, Q11 and Q22 of the Lambeth Local Plan (2015) and the SPD Building Alterations and Extensions (2015).
2. The proposed ground floor rear and side infill extension by reason of its positioning, scale and design, would appear overbearing when viewed from the neighbouring property at No. 3 Lancaster Avenue and as such would detract from the outlook of the occupiers of

this property to the detriment of their living conditions. The proposal is therefore contrary to Policy Q2 of the Lambeth Local Plan (2015).

Planning Enforcement History

None

Planning Appeal History

None

3. Proposal

The pre-application submission proposes the “Demolition and replacement of original rear and side wraparound extension with a flat roof rear and side wraparound extension”.

The ground floor rear extension would be located predominantly on the western boundary, which is shared with No. 3 Lancaster Avenue, retaining the frontage of the existing side extension but increasing the remainder of the side extension to the full width of the plot. The rear portion of the extension would have a maximum depth of 5.86m with a 3.5m flat roof height and irregular shaped rear. Fenestration on the extension is proposed in the form of large areas of glazing with no glazing bars.

4. Planning Policy

The relevant policies are contained in the National Planning Policy Framework (2012), London Plan (2015 as amended) and the Lambeth Local Plan (2015). This letter does not give a comprehensive list of all applicable policies, however the following policies of the Lambeth Local Plan (2015) are of particular relevance:

Lambeth Local Plan (2015) policies:

Policy Q2: Amenity

Policy Q5: Local distinctiveness

Policy Q11: Building alterations and extensions

Policy Q22: Conservation Areas

The following Supplementary Planning Documents (SPD) is considered relevant to this application:

- Building Alterations and Extensions (2015)

All relevant Lambeth planning policy and guidance documents can be viewed online:

<http://www.lambeth.gov.uk/planning-and-building-control/planning-policy/planning-policy-guide>

5. Design

Policy Q5 of the Lambeth Local Plan (2015) states that the local distinctiveness of Lambeth should be sustained and reinforced through new development. Proposals will be supported where it is shown that the design of a development is a response to positive aspects of the local context and historic character in terms of: (i) urban block and grain, patterns of space and relationship, townscape/landscape character; (ii) built form (bulk, scale, height and massing) including roofscapes.

Policy Q11 of the Lambeth Local Plan (2015) states that When considering proposals for the alteration or extensions of buildings the council will generally expect proposals: (i) to have a design which positively responds to the original architecture, roof form, detailing, fenestration (including design, materials and means of opening) of the host building and other locally distinct forms (such as group characteristics); such features should be respected, retained and where necessary on heritage assets authentically reproduced. It also states that: (b) Subordination will generally be a key consideration when considering proposals for extensions. Development which unacceptably dominates or overwhelms the host building will not be supported. Subordination is particularly important in relation to heritage assets.

Policy Q22 of the Lambeth Local Plan (2015) states that development proposals affecting conservation areas will be permitted where they preserve or enhance the character and appearance of the conservation area by (i) respecting and reinforcing the established, positive characteristics of the area in terms of the building line, siting, design, height, forms, materials joinery, window detailing etc.

Specific design guidance on mansard roof extensions can be found within Lambeth's Building Alterations and Extensions SPD (2015) at the following web address:

https://www.lambeth.gov.uk/sites/default/files/pl-building-alterations-and-extensions-spd-2015_0.pdf

The application building and its plot of land have an extensive width and the rear roof gable projection partially gives the appearance of 3 floors. This is taken into consideration however any proposed extension must remain subordinate to the host building, as required by Policy Q11 (b) which states that "subordination will generally be a key consideration when considering proposals for extensions. Development which unacceptably dominates or overwhelms the host building will not be supported. Subordination is particularly important in relation to heritage assets".

The scale of the proposal should be reduced in terms of its depth and height. The 5.86m maximum depth from the rear elevation and 3.5m height flat roof design fails to be subordinate to the original dwelling both in terms of its design and size, and would appear as an incongruous addition on the heritage asset. The application proposes timber doors and fenestration to match existing, while brick walls and a tiled roof would also match the materials in use on the host dwelling. The design is commended on its use of materials which relate well to the host dwelling, however the overly complex built form should be rethought to better relate to the simplistic existing form.

Examples of unfortunate design from previous development plans should not justify development which causes further harm to the area. Although it is important to consider the surrounding context of the application site, it was noted within the officer's report of application reference 17/05341/FUL that the approval at No. 39 Lancaster Avenue (application reference 10/01423/FUL) dates from before the adoption of the current Lambeth Local Plan (2015). The extension appears as an overdominant addition and cannot be taken as precedent under the current development plan. This is also considered of the extension at No. 7 Lancaster Avenue, which is overly large and does not appear to have planning permission.

Policy Q11 (h) of the Lambeth Local Plan (2015) states that side extensions should (i) retain sufficient side space above ground floor level to maintain gaps between buildings and prevent visual terracing. A minimum of 1m side space should generally be retained between the extended building and the property boundary. In some instances, for example on corner sites or in development affecting heritage assets, the retention of established spatial standards may deem all side extensions unacceptable. (ii) not unacceptably imbalance semidetached pairs; and (iii) normally be set back from the corners of the building and with lower roofs than the main roof.

The proposal would result in the loss of the existing pitched roof extension, which wraps around the side of the host building and is complementary in design and materials. The extension is original to the building and found on a number of other buildings on the streets, and its removal would result in the loss of a characteristic feature. The retention of the detailed front elevation is commended and any proposed extension should minimise its impact on the host building, particularly that which is visible from the streetscene, if the rear portion of the original feature is to be lost.

In replacement, the proposed wraparound feature would not be acceptable on the heritage asset and the side extension part should terminate before the corner of the two storey building, with the rear part then extending from the 2 storey rear elevation of the original building.

Fenestration on the existing property is of a high quality design, with timber frames and a red brick soldier course. Any proposed addition should respect and relate to the detailing of the host building, in both the scale and style of fenestration. The proposed contemporary single pane fenestration element to the rear is highly prevalent and would be considered to fail to respect the design and detailing of the existing building which can be achieved through multiple openings and the use of panelled glazing similar to existing.

6. Amenity

Policy Q2 of the Lambeth Local Plan (2015) states that development will be supported in terms of its impact on amenity if, among other considerations, "(i) visual amenity from adjoining sites and from the

public realm is not unacceptably compromised, (ii) acceptable standards of privacy are provided without diminution of the design quality, (iii) adequate outlooks are provided avoiding wherever possible any undue sense of enclosure or unacceptable levels of overlooking (or perceived overlooking), (v) adequate impact of noise is reduced to an unacceptable level through use attenuation, distance, screening, or internal layout/orientation ...". The Council's sustainable development approach aims to ensure amenity for both existing and future occupiers at the site and surrounding area.

No. 7 Lancaster Avenue

The 6.2m intervening distance widthways between the side elevation of the proposed extension and the shared boundary with No. 7 Lancaster Avenue would be ample space to negate any impact the proposal may have on sunlight and daylight, outlook or a sense of enclosure at the neighbouring property.

The large proportion of glazing on the proposed extension's eastern elevation is considered to have an acceptable impact on the privacy of No. 7, which has an existing extension on the shared boundary which would limit views from the proposed window.

No. 3 Lancaster Avenue

The current proposal has not been amended following the refusal of application reference 17/05341/FUL, in which the proposed setbacks from the boundary with No. 3 Lancaster Avenue were not considered sufficient to mitigate the impact of the 3.5m proposed height.

In addition to reducing the overall scale of the proposed extension, as recommended in Section 5 of this report, particular attention should be given to heights nearest the adjoining property. Additional reduction in height could be achieved in a partially sloped roof design. Further setback from the shared boundary or reduced depth would also be considered to reduce the impact on the amenity of No. 3.

7. Conclusions

In light of the above assessment, the proposal would likely not be supported at full application stage. Any extension on the site will be required to respect the scale and architecture of the heritage asset while preserving or enhancing the character and appearance of the Conservation Area. If a further full application is to be submitted, the applicant should note all the above advice, namely a reduction in overall scale (in part to reduce any impact on No. 3 Lancaster Avenue), alterations to the built form including the removal of the wraparound feature, and detailed design of roofing and fenestration to relate to the original architecture of the host building.

This pre-application response is provided with reference to the following documents:

EX-000; EX-001; EX-002; EX-003; EX-004; EX-005; EX-006; EX-007; EX-008; EX-009; PL-001; PL-002; PL-003; PL-004; PL-005 (A); PL-006 (B); PL-007; PL-008; Design and Access Statement,



8. The Planning Application Process

A planning application along the lines of that which you are proposing would be classified as a Full Planning Application with respect to performance targets issued by the Secretary of State. Accordingly, the Government has given all Councils the target of issuing decision notices for such applications within 8 weeks of receipt of a valid application and correct fee.

You would be required to submit the following documentation:

- Application Forms (including CIL forms and correct ownership certificate)
- Site Plan
- Scaled plans to include existing and proposed block plan, floor plans, elevation and sections. Drawings should be contextual, showing the proposals in the context of the adjoining sites.
- Design and Access Statement
- Details on proposed construction materials
- Detailed drawings of proposed fenestration at 1:20 scale including section drawings
- Application fee

You may wish to seek feedback on a revised design prior to making a formal submission for planning application – please refer to the Council's guidance for details of fees payable etc available from:

<https://www.lambeth.gov.uk/planning-and-building-control/planning-applications/pre-application-planning-advice-and-performance>

I trust that the advice given is helpful. If you have any further questions please contact me at the e-mail address below.

Yours sincerely,

