

2023/2914/P

8 & 8A Primrose Gardens



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2023/2914/P – 8-8A Primrose Gardens

Photos and Plans

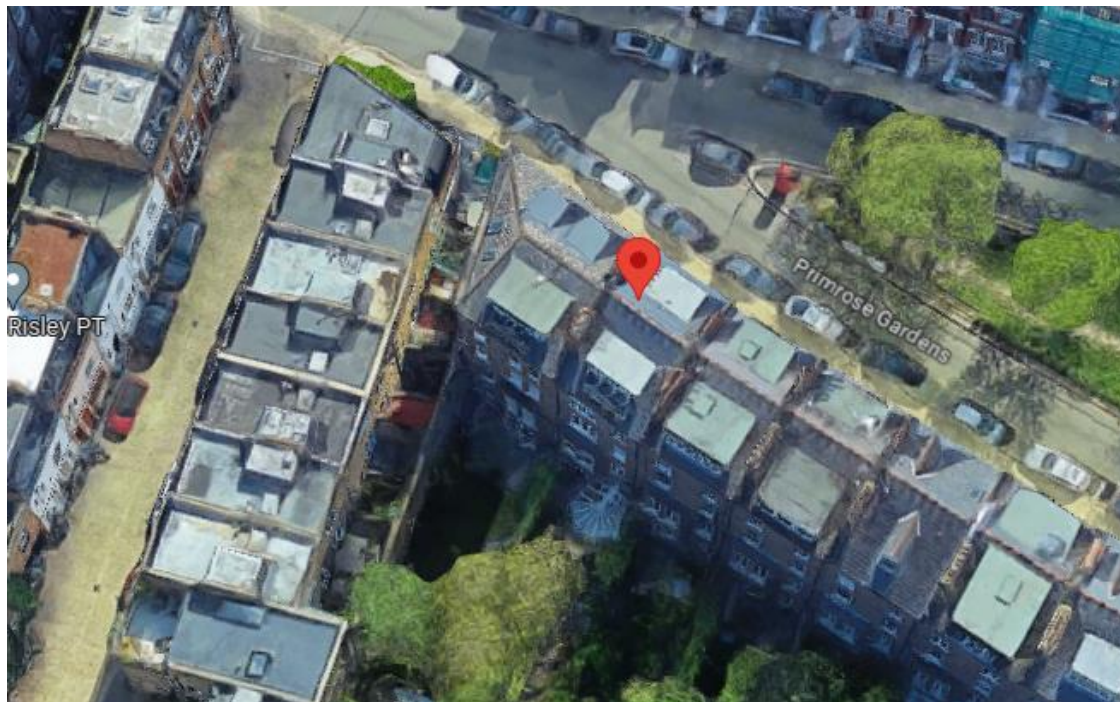


Fig 1. Aerial view of 8-8A Primrose Gardens



Fig 2. Existing rear elevation.

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Photos and Plans



Fig 3. Proposed rear elevation.

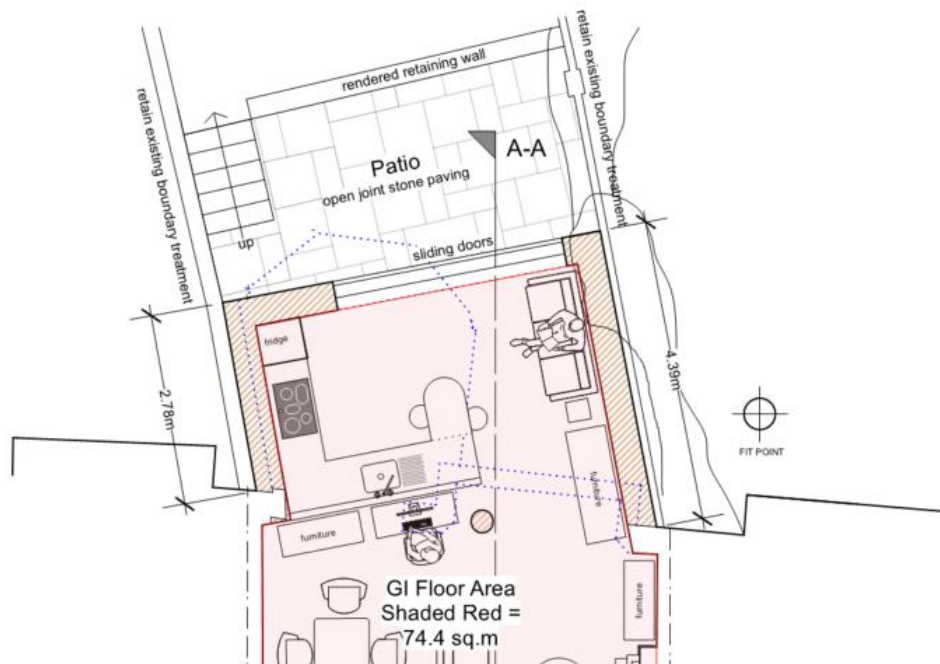


Fig 4. Proposed lower ground floor plan.

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Fig 4. Proposed upper ground floor plan.

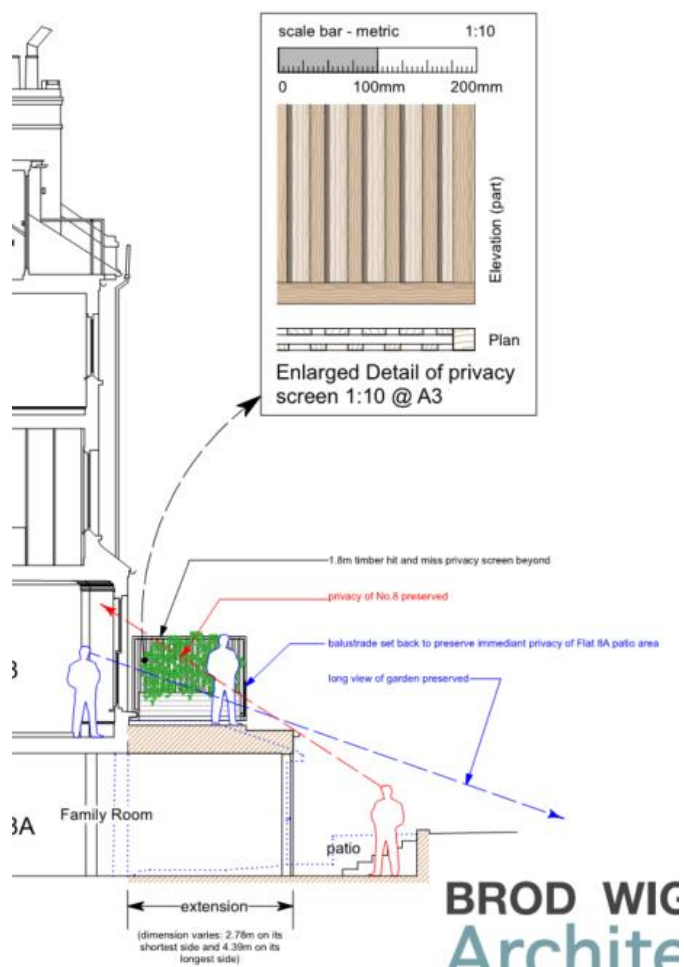


Fig 5. Proposed section and privacy screen details.

Delegated Report		Analysis sheet		Expiry Date:		11/09/2023	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		08/10/2023	
Officer				Application Number(s)			
Daren Zuk				2023/2914/P			
Application Address				Drawing Numbers			
8 and 8A Primrose Gardens London NW3 4TN				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Demolition of existing rear conservatory. Erection of single-storey lower ground floor rear extension. Provision of ground floor roof terrace at rear.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	03	No. of objections	03
Summary of consultation responses:		Site Notice: displayed 08/09/2023, expired 02/10/2023 Press Notice: published 14/09/2023, expired 08/10/2023 Three responses objecting to the proposals were received from neighbouring occupiers, specifically at neighbouring no.6. Their concerns are summarised as follows: 1) The extension would have a detrimental effect on the setting and character of the conservation area. The proposed extension and increase in elevation, plus introduction of new materials would totally disrupt the setting and character.					

	<p>2) The extension would have a negative impact on the amenity of neighbours with regards to loss of outlook, daylight/sunlight, and privacy.</p> <p><u>Officer's Response:</u></p> <p>1) <i>The design of the rear extension and impact on the host building are discussed in Section 4 of this report.</i></p> <p>2) <i>The impact on neighbouring amenity is discussed in Section 5 of this report.</i></p>
Belsize CAAC	<p>A letter of objection was received on behalf of the Belsize CAAC. Their objection comments can be summarised as follows:</p> <p>1) The depth of the proposed rear extension is excessive and would cause loss of daylight to the neighbours on both sides. It should be no wider than the existing conservatory to preserve the integrity of the original facade. The proposed roof terrace would cause unacceptable overlooking to the neighbours below and on either side.</p> <p><u>Officer's Response:</u></p> <p>1) <i>The design of the rear extension and impact on the wider Conservation Area are discussed in Section 4 of this report.</i></p> <p>2) <i>The impact on neighbouring amenity is discussed in Section 5 of this report.</i></p>

Site Description

The application site is located on the east side of Primrose Gardens, north of the junction with Elizabeth Mews. It comprises a mid-terrace dwelling, four-storeys in height (plus loft), which has been subdivided into three self-contained flats. The red brick terraces which line the east and west side of Primrose Gardens are uniform in size, design, and materiality. The strong collective architectural style contributes positively to the robust character and appearance of the streetscape and thus that of the wider Belsize Park Conservation Area.

The site is located within the Belsize Conservation Area, and although not listed, is considered to positively contribute to the character and appearance of the conservation area.

Relevant History

G9/12/2/22113 – Alterations and additions to the existing studio building at the rear of No.8 Primrose Gardens, Hampstead to form a single-family dwelling. **Granted 15/09/1964**

9005421 – Erection of a conservatory at the rear ground floor elevation as shown on drawing no. 004. **Granted 05/03/1991**

2012/4267/P – Change of use of 1-bed flat at first floor level and 3-bed flat at second and third floor level maisonette into a single dwelling at these levels (Class C3). **Granted 18/10/2012**

2013/1994/P – Replacement and enlargement to the front and rear dormer windows at third floor level of dwellinghouse (C3). **Allowed on Appeal 02/12/2013**

Relevant Policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Amenity
- D1 Design
- D2 Heritage

Camden Planning Guidance

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

Belsize Conservation Area Statement (2003)

Assessment

1. Proposal

1.1. Planning permission is sought for the: demolition of the existing rear conservatory; erection of a single-storey lower ground floor rear extension; and provision of a ground floor rear roof terrace.

2. Revisions

2.1. Following discussions with officers, the applicant revised the materiality of the roof terrace balustrades and privacy screens from obscure glazed glass to metal balustrades and timber privacy screens. The materiality of the balustrades and privacy screens are now considered acceptable and complementary to the historic character of the host building and wider conservation area.

3. Planning Considerations

3.1. The key considerations material to the determination of this application are as follows:

- Design and Conservation
- Amenity

4. Design and Conservation

- 4.1. 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.
- 4.2. To facilitate the erection of the single-storey rear extension, the existing rear conservatory will be removed. The conservatory is not considered to be integral to the historic significance of the host dwelling nor of the wider conservation area, thus there is no objection to its removal.
- 4.3. The proposed extension is full-width and between 2.78m and 4.39m deep, which is considered acceptable in size and depth. It would feature a modern appearance with large patio doors and matching brick facade. Further, the height of the extension would not exceed the cill of the upper ground floor rear windows, thus preserving the historic rear fenestration of the dwelling. An existing rear facing window will be replaced with a timber-framed door to access the terrace, which is considered acceptable. The use of metal balustrades and timber privacy screens are considered acceptable materials within a conservation area.
- 4.4. The rear extension of the application property is not visible from any public views along Primrose Gardens. In terms of location, form, scale, proportions, and dimensions the proposed extension is considered subordinate to the existing building and would respect and preserve the character of the existing building and the wider conservation area.
- 4.5. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and surrounding conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Owing to the size, scale, design, and location of the proposed rear extension, it is considered to preserve the character and appearance of the Camden Town Conservation Area.
- 4.6. As such, the proposed development would preserve the character and appearance of the Belsize Conservation Area, meeting the statutory tests set out in the NPPF and complying with Policies D1 and D2 of the Camden Local Plan 2017 as well as policies in the Belsize Conservation Area Statement (2003).

5. Amenity

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 5.2. Due to the angle at which the rear garden extends past the building, proposed rear extension has a varied depth of 2.78m along the shared boundary to the north with no.10 and 4.39m along the shared boundary to the south with no.6. Given this angle, the form of the extension has been carefully designed to mitigate any amenity impacts to neighbouring occupiers.

- 5.3. To the north, the extension does not extend beyond the sight line of the lower ground floor window at no.10. The result is that the lower ground floor would not be impacted by a loss of outlook, nor will it be impacted by a loss of daylight/sunlight due to the relatively minor depth and height. To the south, the extension is angled away from the lower ground floor window of no.6. Thus, the larger depth would not result in any loss of outlook or daylight/sunlight.
- 5.4. The proposed roof terrace occupies a smaller footprint than the extension, with a varied depth of 1.83m to the north and 3.5m to the south. In order to mitigate any overlooking or loss of privacy impacts, the applicant has proposed the installation of 1.8m high timber privacy screens. The result is that users of the roof terrace would not have any direct views in the habitable rooms of neighbouring properties. The installation of the privacy screen will be secured by condition.
- 5.5. The submitted Daylight/Sunlight Assessment has been reviewed and confirmed that there would be a negligible impact on the availability of daylight or sunlight to the lower ground and ground floor rear facing rooms at nos.6 and 10 Primrose Gardens.
- 5.6. Overall, the proposed rear extension and roof terrace are 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 Policy A1.

6. Conclusion and Recommendations

- 6.1. In conclusion, the proposed works are considered to preserve the character or appearance of the host building and to preserve the character and appearance of this part of the Belsize Conservation Area. As such, the proposals are considered to accord with the requirements of Policies D1, and D2 of the Camden Local Plan 2017 and it is recommended that planning permission is granted subject to relevant conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6th November 2023 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: 2023/2914/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 25 October 2023

Development Management
Regeneration and Planning
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WC1H 9JE

Phone: 020 7974 4444

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www.camden.gov.uk

Tim Williams
Firstplan Ltd
Broadwall House
21 Broadwall
London
SE1 9PL

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

8 and 8A Primrose Gardens
London
NW3 4TN

Proposal:

Demolition of existing rear conservatory. Erection of single-storey lower ground floor rear extension. Provision of ground floor roof terrace at rear.

Drawing Nos: (Prefix 1129) S2-01, S2-02, S2-03, S2-04, S2-05, S2-06, AP2-01, AP2-02C, AP2-03D, AP2-04C, Location Plan, Cover Letter, Design and Access Statement, Planning and Heritage Statement, Daylight & Sunlight Report

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:

(Prefix 1129) S2-01, S2-02, S2-03, S2-04, S2-05, S2-06, AP2-01, AP2-02C, AP2-03D, AP2-04C, Location Plan, Cover Letter, Design and Access Statement, Planning and Heritage Statement, Daylight & Sunlight Report

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.

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of Policies A1 and D1 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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.
- 4 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-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

DECISION