

PLANNING STATEMENT FULL PLANNING APPLICATION



Job Name: The Primrose Dairy, 75 Regent's Park Road, Primrose Hill,
London, NW1 8UY

Date: January 2025

Prepared By: Samuel Palmer - Director

1. Introduction

1.1 This Planning Statement has been produced by Chroma Planning and Development Limited on behalf of our client (the **Applicant**) to support a full application for external roof works, the provision of new plant, and associated works, at 75 Regent's Park Road, Primrose Hill, NW1 8UY (herein referred to as the **Site** or the **Property**).

1.2 This planning statement provides a review of the relevant national, regional and local planning policy and guidance relevant to the nature of the proposals being considered and is structured as follows:

- **Section 2 – Site and Surroundings** - a description of the Site and surrounding context
- **Section 3 – Planning History** – Details of the relevant planning history position
- **Section 4 – The Proposals** – Details of the proposals
- **Section 5 – Planning Policy** – A summary of the relevant planning policy framework.
- **Section 6 – Planning Assessment** – An assessment of the key issues associated with the proposals.
- **Section 7** – Summary and Conclusions

1.3 The following documents are submitted in support of this planning application:

- a. Site Location Plan
- b. Design and Access Statement prepared by Chroma Planning
- c. Full Drawings Pack prepared by Studio Q
- d. Heritage Policy Statement prepared by Chroma Planning
- e. Structural Appraisal Report, prepared by Paragon Consulting Engineers Ltd
- f. Noise Impact Assessment, prepared by Venta Acoustics

2. Site and Surroundings

2.1 The Site is located on the northwest side of Regent's Park Road, opposite its junction with Sharples Hall Street.

2.2 The Site comprises a three-storey property with the front ground and basement floors providing Class E commercial use, and the rear part of the ground to second floor levels providing a three-bedroom single family dwelling (with some ad hoc single and double storey extensions provided along the north and east boundary walls).

2.3 It is the residential element of the Property that is the subject of this planning application.

2.4 The residential floorspace is accessed from the street via an existing gate and passageway from Regent's Park Road.

2.5 The property is not listed but is located within the Primrose Hill Conservation Area.

- 2.6 The nearest listed buildings are located to the south of the Site comprising the Grade II listed terrace of Nos.9-14 Chamberlain Street. The rear gardens of these properties about the southern boundary of the Property.
- 2.7 The immediate surrounding area is characterised by a mix of other residential properties and commercial uses (predominantly at ground floor level).

3. Planning History

- 3.1 Planning permission was granted on the 13 June 2018 for the erection of a single storey rear extension, re-roofing of existing extension to the rear and the installation of three roof flights at the rear second floor level (application reference: 2018/0495/P). These proposals have not been implemented at the Property.
- 3.2 The proposals approved under that permission are similar to those that form part of this application submission, save that the 2018 permission proposed to extend the property which the current proposals do not.
- 3.3 Of note, the officers delegated report considered that those proposals were not considered to cause harm to the setting of nearby designated heritage assets (being Nos. 9-14 Chamberlain Street).
- 3.4 Other planning decisions of note include the following:
- a. **P9601332** – The erection of a roof over the side passageway; the formation of 2 skylights; alterations to the fenestration of the single-storey building; change of use of part of the retail unit to residential – Granted 2 August 1996.
 - b. **8501971** - Alterations to the existing flat including the erection of a ground and first floor rear extension with a roof terrace – Granted 31 July 1986
- 3.5 The above decisions show that alterations at the rear of the Site have been considered acceptable previously in design, amenity and heritage terms. These represent a material consideration to the assessment of the proposals forming this application submission.

4. Proposals

- 4.1 The proposals comprise the following:
- a. The replacement of existing roof over main building fronting Regents Park Road and the provision of new skylights in existing locations
 - b. New roof construction over existing joists and remedial works to the existing single storey extension
 - c. Replacement of roof over existing living and kitchen area and the provision of new skylights
 - d. New warm deck roof construction to the flat roof over the existing kitchen and utility area
 - e. The provision of plant on the flat roof above the existing entrance door to the Property
 - f. The provision of an increased structural opening from the existing kitchen area (proposed dining) onto the internal courtyard area
 - g. Replacement of all doors fronting the internal courtyard on a like-for-like basis
 - h. Replacement of all external windows to main building fronting Regents Park Road on a like-for-like basis with high quality bespoke timber constructed windows of similar style and glazing proportions to the existing.
 - i. Resurfacing of existing internal courtyard with a mixture of reclaimed flagstones and cobble setts, turf and planted beds

- 4.2 A series of internal works to the Property are proposed to improve the quality of residential accommodation, albeit these works do not, in themselves, require planning permission.

Roof Proposals

- 4.3 At the front of the Property it is proposed to replace the existing roof in full. New rafters, tiles and joists will be provided. The new roof finish will match existing. New architectural / conservation sky light modules will be installed in the same location as the existing sky lights.
- 4.4 The proposed roof works to the main part of the building have been driven by input from a structural engineer who has advised that replacement and remedial works are necessary for the following reasons:
- a. Several primary structural timber elements are significantly deteriorated and decayed
 - b. The majority of the low-level load-bearing rafters show considerable reduction in the cross-sectional dimensions due to decay, water ingress, and potentially inadequate ventilation.
 - c. 'Sole' timber plate missing with the rafters sitting directly on the perimeter load-bearing masonry walls.
- 4.5 Full details of the existing roof and recommendations are set out within the enclosed Structural Appraisal Report prepared by Paragon Consulting Engineers Ltd.
- 4.6 A new roof construction will be provided over the existing joists to the single storey rear extension element. The existing roof tiles will be retained and reused as far as is possible. New tile finishes may be required to areas where remedial works are necessary. These would match existing.
- 4.7 A new tile finish is proposed over the existing living and kitchen area. The new finish will match the single storey proposals. All new works to be provided over existing joists where possible.
- 4.8 New larger architectural / conservation sky light modules are proposed over the existing living area. The existing sky lights over the kitchen will be replaced with new architectural / conservation style modules.
- 4.9 Full Replacement and upgrade of the current roof over the proposed dining room and media room for a warm deck roof is proposed. This is in order to improve the thermal efficiency of the modern back extension of the Property. In proposing to replace the roof, it is proposed to replace the roof finish to a high quality zinc material, complementing the slate tiles covering the roof on the adjoining wing of the building. The new roof will also incorporate a roof light into the deeper area of the plan, enhancing the natural light levels within the space.
- 4.10 Like for like replacement of lead flashing and slate roof tiles over the proposed entrance hall and study is in response to the discovery of prominent water ingress happening where roof materials have degraded over time and due to lack of sufficient ventilation within the existing build-up, as well as exposure to the elements.

Courtyard Proposals

- 4.11 It is proposed to enlarge the existing opening from the existing kitchen (proposed dining) area fronting onto the internal courtyard. The enlargement of the opening will require minor structural works to be undertaken. The proposals will deliver an enhanced outlook from the internal space.
- 4.12 The existing doors facing into the internal courtyard are proposed to be replaced on a like-for-like basis to improve their thermal performance. The new doors to the enlarged opening will match the design and materials of the replacement courtyard doors.
- 4.13 The existing hard standing of the courtyard area will be replaced with a mixture of reclaimed flagstones and cobble setts, turf and planting beds.
- 4.14 The proposed courtyard alterations will provide an improved private amenity space and enhance biodiversity provision in the centre of the property.

Replacement Windows

- 4.15 It is proposed to replace all existing windows to the main building fronting Regents Park Road. All existing openings will be utilised and the windows will be replaced with high quality bespoke timber constructed windows of similar style and glazing proportions to the existing.

Plant

- 4.16 New plant is proposed to be provided on the existing flat roof above the entrance door to the Property comprising 2 x condenser units. This is well set back from the street within the existing walkway. The new plant is proposed to serve the residential property.
- 4.17 An acoustic enclosure will be placed around the plant. It is proposed that the details of the enclosure would be submitted as part of an appropriately worded planning condition.

5. Planning Policy Framework

- 5.1 The relevant parts of the statutory Development Plan of relevance to the proposals being considered comprise the policies set out in the following documents:
- a) The London Plan 2021 (adopted March 2021)
 - b) The Camden Local Plan (adopted 2017)
- 5.2 Those policies that are considered to be of most relevance to the proposals currently being considered are listed below:

London Plan 2021:

Policy D4 – Delivering good design
Policy D6 – Housing quality and standards
Policy HC1 – Heritage Conservation and Growth

Local Plan:

Policy A1 – Managing the impact of development
Policy D1 – Design
Policy D2 – Heritage

6. Planning Assessment

- 6.1 This section of the statement assesses the key planning considerations associated with the proposals.

Design

- 6.2 Planning policy at a regional and local level sets out the requirement for well-designed proposals that respect the appearance, scale, bulk, form, proportions, materials and character of a building and its surroundings.
- 6.3 Local Plan Policy D1 relates to design and states that the Council will seek to secure high quality design in development and will require that development, inter alia:
- a. Respects local context and character
 - b. Preserves or enhances the historic environment and heritage assets
 - c. Is sustainable in design and construction
 - d. Comprises details and material that are of high quality and compliments the local character
- 6.4 The proposed roof level works will retain the profile of the existing roofscape. The appearance, scale, bulk and form of the Property will therefore remain.

- 6.5 It is proposed to replace existing windows and doors on a like-for-like basis. The local context and character will therefore be unchanged by the proposals. The new windows and doors will provide improved materials, to the benefit of the Property, and will be of a high quality throughout.
- 6.6 The new windows and doors throughout will be traditional timber construction with heritage, slimline double glazing.
- 6.7 The proposals represent a significant improvement above the existing position and will enhance the quality of residential accommodation provided at the Property.
- 6.8 The main proposals are located wholly at the rear of the Property and will not be visible from any public views.

Heritage

- 6.9 London Plan Policy HC1 deals with heritage conservation and growth and notes, at part C, that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.
- 6.10 Policy D2 of the Local Plan relates to heritage and notes that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 6.11 The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 6.12 In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.
- 6.13 A Heritage Policy Statement has been prepared and forms part of this application submission.
- 6.14 It is evident, in heritage terms, that the significance of the Property, as contributing to the character and appearance of the Conservation Area, lies in the front façade. This part of the Property would be unaffected by the scheme proposals.
- 6.15 The majority of the proposals relate to the rear of the Property which will not be visible from any public views.
- 6.16 The proposals are considered to be minor and have taken a conservation led approach to the existing Property. The proposals will have a positive impact on the integrity of the original building.
- 6.17 The proposals are considered to enhance the appearance of the Property and the Conservation Area as a whole.

Amenity

- 6.18 Local Plan Policy A1 states that the Council will seek to protect the quality of life of occupiers and neighbours. The Council will grant permission for development unless this causes unacceptable harm to amenity.
- 6.19 Further, the Council will seek to ensure that the amenity of neighbours is protected and will consider visual privacy, outlook, sunlight, daylight and overshadowing.
- 6.20 The proposals would not have an impact on the amenity of any neighbouring properties beyond that which already exists.
- 6.21 The proposals would not introduce any new opportunities for overlooking beyond the existing situation and the courtyard proposals, including replacement and new rooflights, would not create any additional lightspill from the Property.

- 6.22 The existing courtyard private amenity space will be enhanced by the proposals and the amount of amenity space provided will be unchanged.
- 6.23 The enlarged courtyard opening and new rooflights would enhance the amount of natural light that is provided into the key living spaces of the Property.
- 6.24 The location of the proposed new plant, on the existing flat roof area above the entrance to the Property, has been informed by the undertaking of a Noise Impact Assessment (NIA) which forms part of this application submission.
- 6.25 The NIA sets out the background noise levels at the most affected noise sensitive receptors which are used to undertake an assessment of the likely impact with reference to the Council's planning requirements.
- 6.26 The cumulative noise emission levels from the proposed plan have been assessed to be compliant with the noise emission limits, with necessary mitigation measures specified.
- 6.27 The NIA concludes that the proposals are not expected to have a significant adverse noise impact and the relevant plant noise requirements have been shown to be met.

7. Summary and Conclusions

- 7.1 This Statement has been prepared in support of a full planning application that seeks consent for the provision of works to the existing roofs, works to the existing courtyard area and the provision of new plant at the Property.
- 7.2 The proposals have been driven by input from a Structural Engineer and identified defects within the existing roof structures at the Property.
- 7.3 The proposals will result in the provision of improved residential accommodation throughout the Property.
- 7.4 The proposals would have no impact on the amenity of any of the adjoining or surrounding properties.
- 7.5 The overall approach to the proposals has been conservation-led with like-for-like replacement where possible. Where new elements are proposed, these will respect the context of the Property and the surrounding area.
- 7.6 The proposals are considered to be appropriate and sympathetic to the designated and non-designated heritage assets and would not have an adverse impact on the character or appearance of the Primrose Hill Conservation Area
- 7.7 Overall the proposals are considered to represent a visual improvement to the rear of the Property.