

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>06/11/2013</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>17/10/2013</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
John Nicholls				2013/5719/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
35C Regents Park Road London NW1 7SY				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Formation of a roof terrace to flat roof, associated installation of an access door and black painted metal railing, and raising and rendering of parapet to first floor flat (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>13</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed on 18/09/2013 and a press notice on 26/09/2013. Thirteen adjoining occupier letters were also sent out. No comments or objections have been received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		The Primrose Hill CAAC has commented as follows:  No objection, but the pattern of render should follow the existing, bearing in mind that this is a flank/rear elevation, where un-rendered brick is normal in the conservation area.					

### **Site Description**

The property is a large five storey building divided into flats which forms the left hand side of a pair of end of row properties on the southern side Regent's Park Road at its junction with Albert Terrace Mews close to St Mark's Square. The property concerned is located at first floor level.

The property is not listed but does lie within the Primrose Hill Conservation Area and is considered to make a positive contribution to it.

### **Relevant History**

None

### **Relevant policies**

#### **LDF Core Strategy and Development Policies**

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

#### **Primrose Hill Conservation Area Statement**

#### **Camden Planning Guidance 2011**

#### **NPPF - 2012**

## Assessment

### Proposal

The proposal includes the conversion of a flat roof at the side of the property at first floor level into a terrace facilitated by the fitting of a black painted metal railing around the edge and accessed by the creation of a door from the flat.

### Amendments

The proposed glazed balustrade has been substituted with a metal black painted railing.

### Design

The Primrose Hill Conservation Area Statement states in policy PH24 that roof terrace enclosures should be constructed in metal and set back behind the parapet and the access to the terrace should be designed to relate to the main building.

The proposed terrace measures 7.26sqm and raises the existing low parapet wall by 300mm, with a railing on top measuring 1.1m in total. The raised parapet will be finished in stucco to match the existing finish of the rest of this part of the flank of the building.

The proposed doorway access will be formed with a white powder coated, multi paned, metal 'Crittall' style door and frame which match the existing windows on the flank of the property. The existing rainwater good will be re-routed to accommodate this new opening.

The proposed terrace will be discreetly located behind the communal stair case which is attached to the side of the original mansion block. Views into Albert terrace Mews give glimpsed views of the side of the property and therefore the terrace would not be visible from the street.

The amendments mean that the enclosure now meets the requirements of policy PH24 of the Primrose Hill Conservation Area Statement. The design and materials are all considered acceptable and are considered to be compliant with policies DP24 and DP25 of the LDF 2010.

### Amenity

There have been no amenity objections. The proposal does overlook some neighbouring windows but these are all at oblique angles or are non-habitable rooms or gardens and therefore this is not considered to cause unacceptable amenity harm and therefore the proposal is compliant with policy DP26 of the LDF.

**Recommendation:** Grant Planning Permission