

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		22/08/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		01/8/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Hilary Cuddy				2013/3897/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
112 Regents Park Road London NW1 8UG				Refer to 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>							
Replacement of single glazed bi-folding doors at front roof level with double glazed sliding doors, and replacement of rear balcony doors with double glazed doors to residential flat (Class C3).							
<b>Recommendation(s):</b>		Grant					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>07</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 between 03/07/2013 and 24/07/2013 A press notice was published 11/07/2013 and 01/08/2013  No neighbours have responded as a result of the consultation.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Primrose Hill CAAC responded with no objection to the proposal.					

## Site Description

The application property is located mid terrace in a row of 6 properties on Regent's Park Road. The property is located opposite Primrose Hill between the junctions to Rothwell St and Chalcot Street. The property is not listed but is within the Primrose Hill Conservation Area.

## Relevant History

PE9700638-The erection of a conservatory over the existing 4 storey rear extension at roof level and alteration to existing roof storey. Refused 31/10/1997

8903227- Alterations to the existing roof extension and reinstatement of the front parapet wall. Granted 25/10/1990

### 113 Regent's Park Road

2005/1898/P-Erection of a mansard roof extension with rooflights (this application is for revisions to previous planning permission dated 10/09/2001 (PEX0100234). Granted 28/07/2005.

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategy

- CS5 - Managing the impact of growth and development
- CS8 - Promoting a successful and inclusive Camden economy
- CS11 - Promoting sustainable and efficient travel
- CS14 - Promoting high quality places and conserving our heritage

#### Development Policies

- DP2 - Making full use of Camden's capacity for housing
- DP6 - Lifetime homes and wheelchair homes
- DP13 - Employment sites and premises
- DP17 - Walking, cycling and public transport
- DP19 - Managing the impact of parking
- DP25 - Conserving Camden's heritage
- DP26 - Managing the impact of development on occupiers and neighbours

#### Camden Planning Guidance 2011

- CPG1-Design
- CPG 6-Amenity

#### Primrose Hill Conservation Area Statement 2000

## **Assessment**

### **Proposal**

Permission is sought to:

Replace the existing single glazed timber bi-folding door system to the front roof level balcony with double glazed black powder coated aluminium sliding doors that will incorporate weather seals all around the frames.

Replace the existing single glazed timber doors to rear balcony at roof level with black powder coated aluminium double glazed doors. The design and opening will remain as existing; and

Replacement of the poor quality timber balustrade to the rear balcony with new timber balustrade.

### **Assessment**

The main issues of concern are a] the design and impact on the appearance of the host building, and on the character and appearance of the conservation area and b] neighbour amenity.

### **Design**

Policies CS14, DP24 and DP25 of Camden's Local Development Framework seek to promote high quality places and conserving Camden's heritage. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia 'preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas.' Any alterations/extension to these buildings should preserve and enhance the character and appearance of this conservation area.

The location of the replacement doors set back at roof level means that they are not visible from street level or wider views. The proposed change to the design and materials are considered acceptable in this context considering the roof extension is not original to the host building and the aluminium double glazed doors will offer enhanced thermal protection.

The proposed balustrade is like for like in terms of size and materials. The renewal of the balustrade would be an improvement on the existing.

The proposed alterations to the windows and balustrade are considered acceptable. The proposed alterations take into account the character and design of the property and its surroundings. The alterations are considered to both preserve and enhance the host building and surrounding conservation area in accordance with DP24 and DP25 of Camden's LDF.

### **Amenity**

The proposal is considered to have no adverse impact on the amenity of adjoining residential occupiers in terms of loss of light or loss of privacy or overlooking. The proposal is therefore considered acceptable in amenity terms and in accordance with DP26 of Camden's LDF.

**Recommendation: Grant Planning Permission.**