

Delegated Report		Analysis sheet		Expiry Date:		16/01/2013	
Members' Briefing		N/A / attached		Consultation Expiry Date:		20/12/12	
Officer				Application Number(s)			
Tania Skelli-Yaoz				2012/6025/P			
Application Address				Drawing Numbers			
63A Regents Park Road London NW1 8XD				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Roof conversion & erection of dormers at front and rear elevations, use of rear first floor flat roof as terrace with new doorway for access and alteration of first floor rear window from a window to glazed doors with balcony to existing flat (class C3)							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	03	No. of objections	03
				No. electronic	00		
Summary of consultation responses:		<u>1, 4, 14 Chamberlain Street:</u> Object. <ul style="list-style-type: none"> Noise from terrace loss of privacy drawings not accurate, misleading with regards to distances between houses nos. 61 and 65 should not be used as precedents for dormers and roof terraces 					
CAAC comments:		<u>Primrose Hill CAAC:</u> object. This group of buildings has an informal appearance with a mix of rooflines, gaps and junctions and distinct in the CA. The proposal would harm this distinctiveness and the individual building and its details. Alterations to visible pitched roofs are unlikely to be acceptable in accordance with the PH CA statement. <u>Officer comments:</u> pls see assessment.					

Site Description

A 3-storey terraced property situated on the west side of Regents Park Road, south of Chamberlain Street. The application site is within the designated Neighbourhood shopping & service centre, as well as the Primrose Hill Conservation Area. The building is not listed, but is identified as making a positive contribution to the character of the conservation area in the Primrose Hill Conservation Area Statement.

The upper floors use is residential and the ground floor is used as a shop.

Relevant History

2012 pre-app ref. CA/2012/ENQ/03207

Adjoining properties:

2008/4984/P 65 Regent's Park Road Erection of a dormer window extension in the front roof slope and a roof extension in the rear roof slope, to provide additional accommodation for the top floor flat.

2007/3619/P 56 Regent's Park Road Change of use and works of conversion to the first floor flat and second and third floor maisonette to provide a 3 bed maisonette, alterations to enlarge the existing side dormer window and erection of a dormer window within the valley roof. Granted 14/09/2007

2006/2348/P 71 Regents Park Road Erection of rear dormer window to provide additional residential accommodation for the maisonette on the first and second floors. Granted 17/07/2006

2006/1454/P 73 Regents Park Road. Replace existing ground floor extension, extend existing first floor extension and loft conversion with new dormer to the retail (Class A1) and residential (Class C3) building. Granted 26/05/2006

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

DP2 Making full use of Camden's capacity for housing

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden's Planning Guidance 1 and 2.

Primrose Hill Conservation Area Statement

London Plan (2011)

National Planning Policy Framework (NPPF) (2012)

Assessment

The proposal is for the addition of dormer windows at the front and the rear of the property, alteration to the rear elevation's fenestration and use of rear flat roof as terrace.

Main Considerations:

- Impact on host Building and Conservation Area
- Neighbourhood Amenity

Impact on host Building and Conservation Area

Development Policy DP25 sets out requirements to preserve and enhance the character and appearance of the borough's conservations areas. The Primrose Hill Conservation Area Statement states that roof extensions that change the shape and form of the roofs of properties in Regent's Park Rd are unlikely to be acceptable.

The original proposal for the rear dormer was considered unacceptable. The rear dormer has been substantially reduced and its details amended in light of Camden guidance for dormer windows. The originally proposed front rooflights have also been removed. The proposal for these elements in their revised form are considered acceptable and accord with standards for internal room dimensions as well as external appearance.

In particular, it is noted that the front elevation has similar other roof dormers and, since the proposed dormer with its small balcony would be substantially screened by the existing parapet, no harm is considered likely to the host building, the streetscene, long views nor the CA.

The larger dormer situated at the rear of the property and would only have public vantage points from Chamberlain Street from where it could only partially be viewed from at an oblique angle. It has been positioned and lowered from the ridge as much as possible while lowering the internal floor level to allow sufficient head room to comply with standards.

The rear terrace is existing. The proposed screening would mainly be achieved with planting and should add some green aspect to this corner. Its would scarcely be visible from the public realm and would not harm the CA.

The alterations to the rear first floor window and the insertion of a new window to access the terrace are considered to be sensitively designed so to protect the appearance of the host building and given their location are not considered to harm the CA.

The application therefore complies with Policy DP24 and DP25.

Neighbourhood Amenity

It is considered that neither of the dormers will adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, visual bulk or sense of enclosure, and thus is considered to be consistent with policy DP26.

It is acknowledged that the proposed use of the existing flat roof as terrace would in itself result in overlooking into several gardens to the rear of Chamberlain Street, including some rear windows. However, similar views can be achieved from the existing rear windows of no. 63 RPRd. Nevertheless, it is considered that with the installation of a 1.8m high screening to wrap around the corner of the terrace those concerns, as raised by adjoining occupants, would be eliminated. It is considered that concerns over noise from the use of the terrace cannot be supported as they would be generated by the use of a small terrace by a single household as regarded as incidental to the enjoyment of the dwelling house.

Accordingly, it is considered that the proposal complies with policy DP26 subject to condition for the maintained of the terrace screening as shown.

Note 1: following a site visit and assessment of drawings it is considered that the accuracy of the drawings is reasonable and the constraints of the surroundings in terms of distances between buildings and impact on amenity have been taken into consideration.

Note 2: the permission for adjoining properties have been taken into consideration in this assessment but not used as precedents.

Recommendation: Grant Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 7th January 2013.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>