

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	18/10/2012
		N/A		Consultation Expiry Date:	04/10/2012
Officer			Application Number(s)		
Elaine Quigley			1) 2012/4437/P & 2) 2012/4438/L		
Application Address			Drawing Numbers		
15 Prince Albert Road London NW1 7SR			See draft decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>1) Erection of single-storey side extension at lower ground floor level and excavation of part of garden to create garden room at lower ground floor level (following demolition of existing pool house), alterations to windows/doors on west elevation and associated landscaping, all in connection with the existing dwellinghouse (Class C3).</p> <p>2) Erection of single-storey side extension at lower ground floor level and excavation of part of garden to create garden room at lower ground floor level (following demolition of existing pool house), alterations to windows/doors on west elevation, internal alterations and associated landscaping, all in connection with the existing dwellinghouse (Class C3).</p>					
Recommendation(s):		Grant conditional planning permission and listed building consent			
Application Type:		Householder Application & Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	18	No. of responses	04	No. of objections	04
			No. Electronic	03		
Summary of consultation responses:	A site notice was displayed from 07/09/2012 to 28/09/2012 and a press notice was published on 13/09/2012.					
	<p>Adjoining owners/occupiers</p> <p>Four letters of objection have been received from the occupiers of Flat B, 31 Regent's Park Road, Flat C, 31 Regent's Park Road, Flat E, 31 Regent's Park Road, and Ground floor Flat, 33 Regents Park Road. Three of the letters are identical in terms of their content and raise the following concerns:</p> <ul style="list-style-type: none">• Alterations would be very much out of harmony with the architecture of the building and would spoil a well loved view and diminish public enjoyment of this iconic spot.• The proposal would not preserve or enhance the character and appearance of the conservation area.• The proposal would add significantly to the overall proportion of built space on a garden site and in an area of conservation characterised by low density development. There would seem to be a consideration of a quite dramatic change of land use and footprint from horticultural garden space to built environment.• The change from temporary glazed walkway to permanent one storey living accommodation represents a category shift in the proportion of built environment on the site and a parallel loss of existing garden space. The balance between the built and un-built environment on the site would change dramatically. There is a consideration that this would have a negative and detrimental impact on the site, host building and conservation area.• Proposals do not and should require a detailed arboricultural impact assessment to demonstrate that the mature tree in the garden would not be damaged and its health and well-being would not be impeded either by the side extension or by the excavation of part of the northwest corner of the plot to create a garden room and patio.• The rear gardens of Regent's Park Road which is currently visible through gaps between the buildings and over the substantial garden space of 15 Prince Albert Road would become hidden behind the proposed extension to the west elevation of the host building. This would change the relationship between the built and un-built space on this site to the detriment of the visual character of this of this portion of the conservation area, looking from the canal towpath, public footbridge, Prince Albert Road bridge and St Mark's churchyard.• The proposed side extension (5.8m) would in effect amount to the erection of 5.8m high two storey wall between the northern boundary of the host garden site and those other gardens to the rear of Regent's Park Road. This would have implications for sightlines and shadow lines cast by the built structure over all other garden spaces currently situated on the north of the site.					

	<ul style="list-style-type: none"> • The proposal would be to the detriment of the larger relationship between the grandeur of the Nash buildings that run alongside and the Regent's Park itself. • Views of the extension would interrupt the views from road level to the regent's canal towpath of the cream coloured stuccoed villa of the application site which is an un-missable visual treat. The proposal would intrude on the appearance and visual aesthetic of the side elevation with a consequent impact on the main front elevation when viewed from the highway footbridge. This would amount to neither preservation nor enhancement of the host site with a consequent diminution in the character and special interest of the conservation area • The proposal would include north facing windows that would look back towards the properties at no. 31 and 33 Regent's Park Road. This would affect the privacy of the residents. • The proposal would not incorporate the very best of contemporary architectural design and materials as a synergistic complement to the Nash architecture – rather the choice of materials and style of rendering seems intent on masking the change from old to new in a finish that mimics the cream of the Crown estate villa (mock imitation rather than genuine enhancement) • The alterations to the size of window and door openings on the west elevation will change the proportion of the apertures on the west elevation to the detriment of Nash's original scheme. These changes will dilute and perhaps irrevocably diminish the original architectural purity of the host building.
CAAC comments:	<p>Primrose Hill Conservation Area Advisory Committee Objection. The CAAC notes the proposal for a modified side extension, though nominally a single storey is a very high single storey, quite out of character with the scale of the listed building at this level, adding to its incongruous appearance, and conflicting with any sense of a building subsidiary to the main house. The proposal is in clear conflict with the character of the listed building at this point, as well as harming its setting.</p> <p>The Committee notes the modifications to the garden buildings, but, again, remains fundamentally concerned that the scheme essentially approaches the garden as a 'built' area, defined by construction, rather than an informal green space which contained buildings. This is substantially harmful to the setting of the listed building, to the wider setting including the Canal and churchyard, and to the character and appearance of the conservation area.</p>

Site Description

A large site located on the northern side of Prince Albert Road containing a semi-detached villa dating from the mid 19th Century which is in use as a dwellinghouse. The house has views to Regents Park to the south. The site has a large side garden on its western side which slopes down to the Regents Canal. There is a small pavilion building between the side of the main building and the canal.

This Grade II listed building forms part of a group of related detached and semi-detached villas dating from the mid 19th Century and probably built by J Guerrier and P Pearse. The building forms a semi-detached pair with no.14, having an irregular façade of 3 storeys with a basement and attic. The building is stucco fronted with a corner tower to no.15, rusticated quoins and a cast iron balcony at 1st floor level.

The building's context is of high historic and architectural significance. To the west, the Regent's Canal runs directly adjacent to the site, running under the Water Meeting Bridge and widening to form the Cumberland Basin. Further to the west and on the opposite bank of the canal is the Grade II listed St Mark's Church. Views are available from Prince Albert Road to the Grade II listed Grafton Bridge beyond, with the terrace of Grade II listed buildings at 5-11 St Mark's Square and the rear of the mid 19th Century villas at 29-33 Regent's Park Road visible behind the site. The site is also located within the Primrose Hill Conservation Area. The canal is designated as public open space

Relevant History

Current applications:

A planning application and listed building application have been submitted for the erection of two-storey side extension at lower ground floor level and excavation of part of garden to create garden room at lower ground floor level (following demolition of existing pool house), alterations to windows/doors on west elevation, internal alterations and associated landscaping, all in connection with the existing dwellinghouse (Class C3) (2012/4433/P and 2012/4435/L). These applications are still under consideration by officers.

Previous applications:

Planning permission and listed building consent were **refused** on 09/05/12 for erection of a part single-storey, part two-storey side extension at ground and lower ground floor levels involving additional excavation, following demolition of existing garden room, and alterations to windows/doors on west elevation and associated landscaping, all in connection with the existing dwellinghouse (2012/1401/P and 2012/1403/L).

The applications were refused on the basis that the extension by reason of its scale, siting and design would appear as an incongruous addition which would harm the special architectural and historic interest of the listed building and the character and appearance of the conservation area.

This decision has been the subject of an **appeal** by the hearing procedure (ref APP/X5210/A/12/2176694 and App/X5210/E/12/2176697). The Council are awaiting the Inspector's decision.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

DP23 Water
DP24 Securing high quality design
DP25 Conserving Camden's Heritage
DP26 Managing the impact of development on occupiers and neighbours
DP27 Basements and Lightwells

Camden Planning Guidance 2011

CPG1 (Design)
CPG4 (Basements and lightwells)
CPG6 (Amenity)

Primrose Hill Conservation Area Statement

Assessment

Background

Two concurrent applications have been submitted to the Council, both of which include extensions to the house at basement level and within the garden, but only one of which also includes a ground floor side extension. This application relates to the single storey extension at basement level only.

This proposal has been submitted as a revision to the previously refused scheme to address the one reason for refusal (2012/1401/P and 2012/1403/L). Most of the same issues apply to this scheme however the main changes that have been incorporated into this scheme relate to the size of the extension that include reducing the height of the extension from two storeys to single storey and reducing the depth of the extension by 300mm, setting the extension back from the western boundary of the site adjacent to the canal and reducing its length by 1.5m, and the terrace reduced in depth so as to provide a more generous area of planting. Furthermore, a substantial portion of the glazing is now concealed behind timber slats.

Proposal

Planning permission and listed building consent are sought for the erection of single-storey side extension at lower ground floor level and excavation of part of garden to create garden room at lower ground floor level (following demolition of existing pool house), alterations to windows/doors on west elevation and landscaping, as well as associated internal alterations all in connection with continued use of the property as a dwellinghouse (Class C3).

Revisions

The proposal has been revised during the course of the application to reduce the height of the single storey extension by 0.7m from 5.2m to 4.5m.

Assessment

The main issues for consideration are:

- Design - impact on historic fabric and conservation area
- Amenity
- Basement works
- Trees
- CIL

Design - Impact on historic fabric and conservation area

At present there is a pool house to the south west of the site, adjacent to the boundary with the canal. This was constructed in 1986 and is a modest single storey structure, of painted stucco with a slate clad pitched roof that measures approximately 53.55 sq. m. It is proposed to demolish this ancillary building and erect a new structure, encompassing some of the footprint of the former garden room and linking back to the main building. There is no objection in principle to this element of the scheme. Although the extension is relatively large, in views from the front it would be concealed within the

gradient of the garden which slopes steeply back from Prince Albert Road and towards the canal – the high boundary wall to the front would also restrict views of it. The basement accommodation would be externally expressed with fenestration along its northern elevation. However, this glazing is set behind timber slats and overall the extension would be relatively unobtrusive and only visible from within the garden and from elevated vantage points outside the site. Landscaping would be reinstated to the roof of the basement extension thus further minimising its impact and allowing it to sit comfortably within its garden setting.

Adjacent to the main building is a more conventional single storey basement extension, with masonry walls and glazing. Although the extension does not mimic the original detailing of the listed building, it reflects its architectural characteristics through the use of a strong stucco rendered framework with punched openings, albeit with minimal contemporary glazing. The extension has now been set in 300mm from the rear elevation (when compared with the refused scheme) so as to improve its sense of visual subordination. As originally submitted the proposed building appeared as a storey and a half in height. This has now been significantly reduced so as to read as a conventional single storey, which in terms of its size and scale sits comfortably in relation to the 5 storey western flank wall of the building. The reduction in overall height has also improved the proportions of the building, and that of the fenestration. The proposed basement extension would not be visible from Prince Albert Road due to the high boundary wall and its low level position on the building. The extension would also only be visible in glimpses from other public realm vantage points during the winter months, such as from the canal towpath and St Mark's Church, although there would be some elevated views from the rear windows of the buildings on Regent's Park Road.

Concerns were raised in relation to the previous refused application regarding the appearance of the western end of the basement extension, adjacent to the site boundary with the canal. This element was primarily glazed, and due to the topography of the garden, more exposed both from within the site and from the canal towpath. At present the garden room's pitched roof and traditional appearance allow it to blend into its verdant garden and canal setting, as well as its surrounding historic context.

Although the proposed extension was lower in height overall, its rectilinear profile, high proportion of glazing and contemporary design was considered to result in a more prominent and jarring structure, intruding into the green and informal character of the garden and adjoining canal banks. Revisions to the design of this part of the extension have been discussed with the applicant and the extension has now been setback 1.5m from the western boundary of the site adjacent to the canal, and the terrace reduced in depth so as to provide a more generous area of planting. Furthermore, a substantial portion of the glazing is now concealed behind timber slats. These modifications allow the extension to sit more comfortably within its garden setting reducing its visual impact on the canal.

Concern has been raised by third parties regarding the shift in the proportion of built to unbuilt space on the site as a result of the proposal and its detrimental impact on the site, host building and conservation area. At present there is a single storey pool house structure to the southwest of the site that measures approximately 53.55 sq. m. The proposal would result in a single storey extension and garden room that would measure 159.56 sq. m. It is acknowledged that the proposal would result in the erection of permanent structures on the site that have a larger footprint than the pool house structure that currently exists on site. However the proposed extensions would be relocated to the south of the site towards the hard landscaped parking area and the western side elevation of the main house. A useable garden area of approximately 99 sq. m to the side/rear of the house would still be retained and would be considered acceptable on balance.

Other external alterations

Two new windows are proposed within the western side elevation of the building, at 1st and 2nd floor levels. At 1st floor level this would also involve the replication of the balcony and cast iron railings from the front elevation. Although concerns were originally raised regarding the impact of this new fenestration and balcony on the original character of the flank elevation, it is not considered that a reason for refusal relating to these items could be substantiated at appeal.

Internal alterations

Nos. 14 and 15 were converted into flats, including lateral conversion through the party wall, in the mid 20th Century. The staircase was removed from no.15 and a corridor inserted through the rear rooms. In 1985 the two houses were restored to separate single family dwellings, with significant work to the fabric and layout of the building. Given the history of internal alterations, the proposed works are considered relatively minor in scope and are in keeping with the overall internal aesthetic quality of the listed building.

Impact on Neighbour amenity

The application building and its neighbours are located on large plots and, while they are substantial properties, they are generously spaced. The application property has no immediate neighbours to the front or to the western side. The proposed side extension would be on the western side of the building and would be lower and narrower than the house; it would not project beyond the front or rear building line.

Two new windows would be installed in the northern side elevation of the extension at lower ground floor level that would face onto the boundary with properties fronting onto Regent's Park Road. Given their location at lower ground floor level and the fact that there is a high brick boundary wall measuring approximately 2m in height, views from these windows would not result in any additional overlooking into neighbouring properties that front onto Regent's Park Road.

Given the layout and spacing of the properties on this site and neighbouring sites there would be no impact on neighbouring occupiers in terms of loss of sunlight, daylight or privacy, or light pollution.

Neighbours residing in properties on Regents Parks Road raised concerns that the proposal would impact harmfully on views of Regents Park from the upper floors of their properties. While this concern is recognised, views of the Park would not be completely eliminated and some views of the Park would be retained. On the basis that these properties would continue to enjoy good outlook onto gardens and the Regents Canal it would not be reasonable or justifiable to refuse the application on the basis of the impact of these private views.

The application is consistent with policies CS5 and DP26.

Basement works

In order to respond to the requirements of policy DP27 the application documents include the following

- Structural engineering design method statement by Milk Consultants dated March 2012.

This includes:

- Site investigations (soil and water); and
- Construction methodology.

The Site Investigation Report refers to a borehole investigation (x 1), window sampler borehole investigations (x2) which were carried out within the site as well as trial pit investigations (x4).

The borehole investigation was to a depth of 25m. The window-sampler boreholes were to depth of 4.8m and 6m. These invasive investigations were to a depth greater than the deepest point of the proposed excavation.

Samples gathered as part of these investigations were subjected to laboratory testing. The results of this testing demonstrate that the soil is made up of a layer of made ground between 1 - 2.8m in depth, beneath which is a layer of clay. The clay becomes fissured at ca. 10m depth and claystone was encountered at depths of 10.4m and 13.5m. The highest level at which groundwater was found was at a depth of 2.7m.

Map 5 of the London Borough of Camden Local Development Framework Core Strategy does not

identify Prince Albert Road or the immediately surrounding area as being within an area with potential to be at risk of surface water flooding. A report in 2003 to the Council Floods Scrutiny Panels states that the street did not flood in 1975 or 2002, the two most recent incidents of substantial flooding.

The proposed excavation is limited to a single level of basement accommodation within the side garden measuring 2.8m in depth, much of which is already excavated - the proposed excavated area would not be beneath any existing buildings.

The survey information and analysis provided in the Basement Impact Assessment is sufficiently detailed to demonstrate that any impact of the additional excavation on stability of local buildings and the water environment would be limited and controllable within the bounds of the proposals. Overall, the proposal is acceptable in terms of DP27. Given the sensitive nature of the site a condition would be attached to any permission to ensure that a suitably qualified structural engineer would oversee the works.

Trees

A Tree Survey and Arboricultural Method Statement submitted with the application states that all but one of the trees on site would be retained and protected. The tree protection plan is in line with BS5837:2012 and is therefore acceptable. The tree which is scheduled for removal has low visibility from the public realm and would not represent a constraint on the development. A condition would be added to any permission requiring photographic evidence that the tree protection has been implemented prior to the commencement of works on site.

The proposal allows the retention of an acceptable amount of existing soft landscaping however details of hard and soft landscaping are vague and the details of hard and soft landscaping would be conditioned.

CIL

The proposal would result in the net uplift in residential floorspace of 106.01 sq. m. As such the proposal would be liable to contribute towards the Mayor's CIL. Based on the Mayor's CIL charging schedule and the information provided on the plans, the charge is likely to be £5,300.50 (106.01 sq. m x £50 per sq. m). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

Recommendation

Grant conditional planning permission and listed building consent.

DISCLAIMER

Decision route to be decided by nominated members on Monday 5th November 2012.
For further information please click [here](#).