

Delegated Report		Analysis sheet		Expiry Date:	18/10/2012
		N/A		Consultation Expiry Date:	5/10/2012
Officer			Application Number(s)		
Tania Skelli-Yaoz			2012/4284/P		
Application Address			Drawing Numbers		
174 Regents Park Road London NW1 8XP			SEE DECISION NOTICE		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
		AP 8/11/12			
Proposal(s)					
Erection of conservatory (following demolition of existing conservatory) at rear lower ground floor level, creation of balcony, and replacement of window with door at rear ground floor level, alterations to windows on front, side and rear elevations and relocation of front entrance from Berkley Road to Regent's Park Road, and alterations to studio in rear garden all in connection with existing dwellinghouse (Class C3).					
Recommendation(s):		Grant planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	14	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Site notice displayed from 05/09/2012 until 26/09/2012. Advertised in the Ham and High 13/09/2012.					
	No representations received.					
CAAC comments:	<p><u>Primrose Hill CAAC</u>: object on the following grounds:</p> <ul style="list-style-type: none"> - The application should be assessed in the context of its terrace, namely nos 174-182. Front mouldings are acceptable provided they match those of no. 182 which shows the best surviving example of mouldings. - The side extension should remain visibly a later side extension; therefore the rustication and balustrading should be removed. (See section of the report: Design and the CA, Elevations 3rd paragraph) - the corner quoins are an alien element to this terrace (See section of the report: Assessment 2nd paragraph) - The alterations to the fenestration on the side extension are considered acceptable. - The proposed canopied balcony is a Regency feature, out of keeping with the era of the house. (See section of the report: Design and the CA, Upper ground 2nd para.) 					
Site Description						
<p>The application site is an end-of-terrace part 3/part 4 storeys single dwelling house on the corner of Regent's Park Road and Berkley Road.</p> <p>The site is not listed and lies within the Primrose Hill CA.</p>						
Relevant History						
<p>2006 – ref. 2006/2636/P - glass roof at front basement allowed on appeal.</p> <p>2005 – ref. 2005/0206 – GRANTED - demolition of side extension and erection of new two-story side extension.</p> <p>1994 – ref. 940128 & 9401219 – GRANTED – rear conservatory.</p> <p>1984 – ref. 8401840 - GRANTED – roof extension at 3rd floor level.</p>						
<p><u>*Land use info-</u></p> <p>2011 - VOA records show the site listed as LG/G/1st and 2nd&3rd; suggesting 2 flats on site.</p>						
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						
CPG1 – Design						
Paras. 5.23/24, 6.35/40, 4.7						
Primrose Hill Conservation Area Statement [2000]						

Assessment

The proposal is for the refurbishment of the above site as a single dwelling house including the following:

- replacement of rear conservatory at rear lower ground floor
- erection of new balcony above conservatory at rear ground floor level
- replacement of window with door at rear ground floor level to allow access to the above balcony
- alterations to windows at front, side and rear elevations
- relocation of front entrance/gate from Berkley Road to Regent's Park Road
- Garden studio – alterations to fenestration and insertion of additional rooflight

Following objections to the extent of the original proposal the proposal was amended to remove all corner quoins, balustrading at parapet level on the side extension, ironmongery above g/f side projection near front entrance, rustication to side elevation and regency style balcony with canopy over. These were considered to be out of keeping with the age of the building and the style of the remainder of terrace.

*Land use-

No planning history regarding the conversion of the house to flats exists to support Council Tax records for two flats on site as recently as 2011. On site, the house interior has been removed. In any case, policy DP2 would not resist the loss of a single unit on site and the use of the site as a single dwelling house would therefore comply with the policy.

Therefore, the main considerations of this proposal are design, the protection of the character and appearance of the CA and the protection of amenity, and is addressed as follows;

Design and the CA-

Lower ground:

The existing *rear conservatory* has recently been demolished. It was of traditional glazed appearance with a pitched roof reaching almost the first window height at its highest point. The conservatory spanned the entire width of the original rear elevation. It is proposed to be replaced with a modern version, flat roofed, glazed to its front and reduced by more than a third of its depth. The overall height is not increased and is contained within the existing boundary wall with the adjacent no. 176.

The low level opening to the side extension would be made larger and the fenestration altered to reflect the proposed traditional glazing of the conservatory.

The conservatory cannot be viewed from the public realm as it is set at low level and is considered of appropriate design which is not considered to harm the building or the character and appearance of the CA.

Rear cabin/studio- this element is existing. The proposed alterations include minor changes to the fenestration and the insertion of an additional rooflight. This is considered acceptable.

Upper ground:

A *balcony* is proposed over most of the conservatory's flat roof. The balcony is set slightly away from the boundary with no. 176, includes the alteration to the existing rear g/f window into French doors and includes decorative metal balustrading.

Another window at this level is also made smaller to allow for the height of the conservatory below.

The revised design of the balcony is considered to address the period of the house more sensitively by being simpler and is modest in size. It is considered to be acceptable in the context of the house, however, the details of the railings should be reserved by condition in order to ensure that their style complements the period of the house and enhances the character and appearance of the CA - although it is unlikely to be viewed from the public realm due to its location behind an existing projection and the screening trees to the rear.

Elevations:

Some of the windows to the rear and front are proposed to have their glazing pattern altered and refined to be more in keeping with the original architectural style of the building. All original decorative architectural detailing to the windows and entire elevations at front, side and rear is proposed to be re-instated to include keystones and heads, stucco decorations (white plasterwork), projecting cills, hoods and console brackets, projecting eaves and parapets, columns, arches and cornices.

The side extension is to have its existing large uncharacteristic (three) windows replaced with smaller traditional windows including new keystones and including the re-opening of a blind opening at first floor level on the side elevation. The windows to the upper floor of the side extension are not proposed to have their architectural decorations re-instated. This would reflect their lesser importance on this elevation.

The originally proposed rustication has been omitted and replaced with Ashlar lines.

The proposed alterations to the elevations design will reflect the 'Italianette' style of this villa and reinstate its original style to coordinate with the rest of the terrace and the area at large. As such this proposal is considered welcome and will contribute towards the preservation and enhancement of the character and appearance of the Primrose Hill CA.

Entrance/gate:

The existing entrance gate to the front of the house is currently located on Berkley Road. It is proposed to close this entrance off, re-instate the boundary wall and re-introduce the entrance gate off Regent's Park Road. This would include the creation of a new opening in the boundary wall, its repair and re-instatement to accord with the existing style and the insertion of a metal gate in style with the local traditional fencing.

An existing side tall timber gate which accesses the rear garden is not alerted.

This element is considered acceptable in principle and in keeping with the character and appearance of the terrace and the character and appearance of the conservation area as a whole. However, it is recommended to reserve the details of the gate and the area on either side to-be-made good as a condition in order to control their detailed appearance.

Accordingly, the proposed development is considered acceptable and complies with policies DP24 and DP25.

Amenity-

The introduction of a balcony at rear first floor level would not be an alien feature in the rear gardens of this locality. Several rear terraces and structures are evident in close proximity, including a terrace at the adjacent property no. 176. It is recommended to condition the balcony with details of a privacy screen to its boundary with no. 176; however, otherwise it is not considered that this element would have a detrimental affect on the privacy of adjoining residents.

Other elements in this proposal are also not considered to have an adverse impact on the amenity of adjoining occupiers and as such the proposal complies with policy DP26.

Trees-

There is a Willow located in the rear garden which is unlikely to be directly affected by the proposed works, however may be at risk from the storage of materials etc. It is recommended the applicant submit a method statement for the protection of this tree, and trees in the front garden, to prevent any damage occurring to them as a result of works associated with the proposal.

Recommendation: Grant conditional permission

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