

Delegated Report		Analysis sheet		Expiry Date:	20/04/2012		
		N/A / attached		Consultation Expiry Date:	29/03/2012		
Officer			Application Number(s)				
Fergus Freeney			2011/5750/P				
Application Address			Drawing Numbers				
Flat 5 6 REGENTS PARK ROAD LONDON NW1 7TX			See decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of monopitched roof extension with two rooflights in connection with existing flat (Class C3).							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	28	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice: 08/03/2012 – 29/03/2012 Site notice: 29/02/2012 – 21/03/2012 One letter of support received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Primrose Hill CAAC Object on the grounds that the proposal would go against policy and the Primrose Hill Conservation Area Statement, which states that this is a building where roof extensions are unlikely to be acceptable. Given the buildings prominence, its group value, and the lack of roof extensions in the group the CAAC strongly objects.					

Site Description

The site is located on the north side of Regent's Park Road. It comprises a three storey mid terrace property which is subdivided into flats.

The site is not listed, but is within the Primrose Hill Conservation Area and is noted as being a positive contributor.

Relevant History

No recent history

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

Camden Planning Guidance 2011

Primrose Hill Conservation Area Statement

Assessment

Proposal:

Permission is sought for the erection of a monopitch roof extension and two rooflights.

Assessment:

The proposal would see the rear part of the dual pitched roof increased in height by approximately 1.5m to allow for the front roof slope to be continued upwards at the same angle, in order for increased internal head height.

The altered roof slope would be covered with tiles to match existing and two rooflights would be installed.

The Primrose Hill Conservation Area Statement notes that the building is a positive contributor and lists it as a property where roof extensions are unlikely to be acceptable. It also states that Roof extensions can have a harmful impact on the conservation area and are unlikely to be acceptable where the property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired or where the roof is prominent, particularly in long views. This is supported by Camden Planning Guidance which provides similar advice.

Given that the building is in a fairly prominent location, set in long views along Regent's Park Road, and is part of a group of building which have a roofscape which is largely unimpaired it is considered that the proposal is not acceptable.

The drawings provided indicate that the roof extension may not be visible from street level when viewed from directly in front of the building. However they do not sufficiently demonstrate that the scheme would not be visible in long views, particularly when seen from viewpoints to the east along Regent's Park Road. Nor do the drawings indicate what the material will be at the side cheeks of the roof extension.

It is also considered that the proposal would be visible from upper floors of buildings opposite and would appear as a discordant feature within a group of buildings which have a largely unimpaired roofscape.

Consequently the extension would have a detrimental impact on the appearance of the host building

and would not comply with Local Development Framework Policy DP25 which states that schemes must both preserve and enhance the conservation area of which they are a part.

It is not considered that there would be any impacts on the amenity of adjoining neighbours; the extension would be positioned so as not to harm light levels or allow for overlooking.

Recommendation: Refuse Planning Permission.

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