

Delegated Report		Analysis sheet		Expiry Date:		10/08/2011	
Members Briefing		N/A		Consultation Expiry Date:		28/07/2011	
Officer				Application Number			
John Sheehy				2011/3052/P			
Application Address				Drawing Numbers			
156 Regent's Park Road London NW1 8XN				Refer to draft decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Erection of a rear extension at basement, ground and first floor level, in association with extension of existing commercial unit and conversion of existing 1 x 3 bed unit on upper floors to 1 x 1 bed unit at first floor level and 1 x 3 bed unit at second and alterations at roof level, including installation of 2 x retractable rooflights and creation of roof terrace.							
Recommendation:		Grant permission subject to conditions and a Section 106 Legal Agreement					
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	1	No. of objections	1
Summary of consultation responses:		Site and press notices displayed for 3 weeks: 1 letter of objection received from the occupiers of the basement and ground floor at 158 Regent's Park Road raising the following concerns: <ul style="list-style-type: none"> Concerned that basement works may undermine the work undertaken in the basement at no. 158 (extensive tanking) Independent surveyor should be instructed to assess the work to ensure that the delicate tanking system in basement of no. 158 would not be effected 					
CAAC/Local groups comments:		Primrose Hill CAAC, objection, as follows: "1. The rear extension... would be severely detrimental to the amenity of neighbours, in particular in respect of daylight and sunlight... We question the accuracy of the applicant's statement at section 4 of his Design and Access Statement that the proposal does not affect amenity issues of neighbours. 2. The work to the main roof is not acceptable in that it involves the loss of the profile of the rear wall, which currently follows the line of the butterfly roof with its valley-gutter*..." <i>* Officer comment: this element of the scheme has been revised to retain the existing v-shaped rear butterfly roof.</i>					
Site Description							
The application property is a 4-storey with basement mid-terrace building located on the southern side of Regents Park Road, in the centre of Primrose Hill. Retail space occupies the ground floor and basement with a single residential dwelling on the floors above. The property has an un-built hard-landscaped yard to the rear which backs onto the 3-storey retaining wall to Eglon Mews. The properties to both sides have 3-storey rear extensions. The property is identified as making a positive contribution to the Primrose Hill Conservation Area. This site is also within a neighbourhood centre.							
Relevant History							
<u>Application site:</u> none							
<u>Other sites</u>							
154 Regents Park Road August 1998 Planning permission granted for the construction of a new roof and the erection of a glazed roof,							

ref. PE9800362.

158 Regent's Park Road

November 1986 Planning permission granted for the construction of a 2-storey rear extension at ground and basement-levels for retail use. Ref. 8601779.

February 2004 Planning permission granted for erection of a first floor rear conservatory and window; a second floor rear balcony with French doors and a rear parapet for a flat roof, to provide additional internal headroom to the third floor and new roof lights, ref. 2003/3681/P.

160 Regent's Park Road

28/08/2007 Planning permission granted for erection of a three-storey rear extension to residential (C3) and retail (A1) units. 2007/3052/P.

Relevant policies

LDF Core Strategy

CS5 Managing the impact of growth and development
CS6 Providing quality homes
CS7 Promoting Camden's Centres and Shops
CS14 Promoting high Quality Places and Conserving Our Heritage

LDF Development Policies

DP5 Homes of different sizes
DP6 Lifetime Homes and Wheelchair Housing
DP17 Walking, Cycling and public transport
DP18 Parking standards and limiting the availability of car parking
DP22 Promoting Sustainable Design and Construction
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 Light wells

Camden Planning Guidance 2006 and 2011

Primrose Hill Conservation Area Statement

Assessment

Proposal: erection of rear extension at basement, ground and first floor level in connection with change of use from 3-bedroom flat to 1 x 1-bedroom and 1 x 3-bedroom units on the upper floors. The application also proposes alterations at roof level, including installation of 2 x retractable roof lights and creation of roof terrace.

Assessment

The principal considerations material to the determination of the application are as follows:

- Design/ Impact on Conservation Area;
- Impact on neighbour amenity;
- Mix and Quality of proposed housing; and
- Transport.

Design/ Impact on Conservation Area

The rear yard of the site measures 5m W x 5m L. The proposed rear extension would be 3 storeys in height. It would be rectangular in footprint, full width (5.0m W) and would project by 4.0m from the rear wall of the property. The extension would infill the majority of the rear yard, leaving an un-built space 1.0m in length between the extension and the retaining wall to Eglon Mews. The yard is also enclosed by the flank walls to the neighbouring rear extensions (nos. 154 and 158) both of which are 3 storeys in height. This part of the site is hidden in views from the streets and spaces around the site and is only visible from limited vantage points within the application property and neighbouring buildings. It makes a limited contribution to the character and appearance of the Conservation Area and has extremely limited amenity value.

Both neighbouring properties and a number of other properties along the terrace have rear extensions which are as large as or larger than the proposed rear extension. Given the location of the proposed extension and

the fact that it would continue the established pattern of development along the rear of the terrace no concerns are raised with the principle of an extension of this scale in this location. The proposed extension would be 2 storeys below eaves level in compliance with Camden Planning Guidance; it would be finished in brick, would have a flat roof and timber-framed windows. In terms of finish and materials it would match both the application property and neighbouring properties.

The building has a butterfly roof, with a v-shaped brick parapet to the rear. The scheme proposes the creation of a flat roof with a roof terrace to the rear. Originally it was proposed to remove the original rear parapet and to raise and straighten the parapet line. This element of the application has been revised and it is now proposed to retain the existing v-shaped parapet line. This is welcomed.

The flat roof would have retractable roof lights towards the front and rear of the property. Given that the roof of the property is not visible from any streets or spaces surrounding the property there is no objection to the creation of a flat roof or the insertion of roof lights or railings to the rear. The rear parapet line would be preserved with the new works set in and separated from this line.

The proposed works safeguard the architectural quality of the application building and preserve the character and appearance of the Conservation Area.

Impact on neighbour amenity

The proposed extension would replicate the scale and location of the existing rear extensions to the neighbouring properties. The neighbouring property (no. 158) has a side window at the boundary facing onto the application site. This side window depends entirely on the application site for its outlook and daylight. While the proposal would impact on the daylight and views from this window, it is not reasonable for this side window to act as a constraint to development on the application property and the proposal would not have any impact on the rear (or front) windows of this property. The proposal would not have an unreasonable impact on sunlight or daylight to neighbouring properties.

There are a number of properties along this side of the street which have terraces at roof level. There would be a degree of mutual overlooking between the proposed terrace and these terraces. However, the proposed terrace would not result in views into neighbouring habitable rooms of any neighbouring properties to the detriment of the visual privacy of occupiers. Given that there would be mutual overlooking a condition requiring a privacy screen to be erected between adjacent roof terraces is not necessary or reasonable in this instance.

Given the scale, form and location of the works the proposal would not have a detrimental impact on any neighbouring occupiers in terms of daylight, sunlight, outlook, privacy or other disturbance.

Mix and Quality of proposed housing

The proposal would create one 3-bedroom unit over the 2 upper floors and one 1-bedroom unit at first floor level, in place of the existing 3-bedroom unit.

The floor area of the proposed 3-bed unit is 88sqm and the 1-bed unit is 49.5sqm. The units are consistent with the Council's floor space standards both in terms of bedroom size and overall size. The 3 bed unit would have good levels of sunlight, daylight and ventilation, and would benefit from outdoor amenity space in the form of the terrace at roof level. The bedroom of the 1 bed unit would be served by two windows that would look out onto a blank wall approx. 1m away. It is acknowledged that this is not ideal in terms of outlook and daylight and sunlight. However given the constraints of the site and the fact that the living room would have good levels of sunlight and daylight and the overall size of the flat would be acceptable, in this instance the proposal would be considered acceptable.

The provision of a new 3-bed unit ensures that the proposal would not result in a loss of a larger/ family unit as a result of the conversion. The proposed mix of unit sizes is acceptable in the context of Policy DP5.

A Lifetime Homes Statement demonstrating compliance with Lifetime Homes Criteria has not been provided with this application. The application is advised by way of informative of the necessity of complying with as many Lifetimes Homes criteria as possible, as required by policy DP6.

Transport

The nearest underground station is Chalk Farm. The nearest bus stops are located on Chalk Farm Road, to the

north of the site, and Prince Albert Road to the south. The site is highly accessible by public transport. It is located in a Controlled Parking Zone which operates from 08:30 to 18:00 from Monday to Friday.

Policy DP18 states that the Council will seek to ensure that developments provide the minimum car-parking necessary and will expect development to be car-free in town centres and other highly accessible locations that are served by public transport. The additional residential unit that would be created on the site as part of the application is therefore secured as car-free. The mechanism whereby this obligation is secured is a Section 106 Legal Agreement.

The upper floors of the building are accessed via a door at street level which leads to a narrow hallway. This arrangement would be retained as part of the proposal. While covered, secure cycle parking is encouraged for new residential units, it is difficult to insist that cycle spaces are provided for conversions at upper floors of existing buildings: in this case the hallway is not wide enough to accommodate cycle spaces and it is not reasonable to insist on changes to the layout or size of the commercial unit.

Other issues

The proposal involves dropping the level of part of the existing rear lower ground/ basement level yard by ca. 1.5m. Given the limited extent of the works there would be no significant structural impact on neighbouring properties. A Basement Impact Statement has not been submitted with the application however such a report is not required in this instance.

The proposal would result in an increase in the size of the ground floor retail unit from circa 40sqm to 60sqm, with a similar increase in size in the storage space within the basement level of the unit. The proposed increased in the size of the retail unit would be modest and would not result in any significant impact on the vitality or viability of the Neighbourhood Centre.

Recommendation: grant conditional permission subject to Section 106 Legal Agreement.

DISCLAIMER

Decision route to be decided by nominated members on Monday 15th August 2011.

For further information see

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