

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>24/09/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>06/09/2010</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Tulloch				2010/3950/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Basement and ground floor flat 104 Regent's Park Road London NW1 8UG				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of single-storey rear extension with balcony at ground floor level to existing basement and ground floor flat (Class C3)							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>07</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		7 adjoining occupiers were notified and a site notice displayed from 06/08/2010. No responses were received.					
<b>CAAC/Local group comments:</b>		Primrose Hill CCAC objected to the lack of plans on the website.  Officer response: These were posted on 20/08/2010 (four days after letters of notification were sent out).					
<b>Site Description</b>							
The site is a four storey plus basement terraced property on the eastern side of Regents Park Road at its junction with Chalcot Crescent. It lies within the Primrose Hill Conservation Area and is listed as a building that makes a positive contribution to the conservation area. Primrose Hill Conservation Area is subject to an Article 4 Direction. The building is currently divided into flats and the application relates to the maisonette at basement and ground floor level.							
<b>Relevant History</b>							
P9600399R1 Retention of partially completed two-storey rear extension at basement and ground floor levels. Granted 12/07/1996							
P9601172 Retention of works comprising the unification of two self contained flats at basement and ground floors to form one self contained maisonette. Granted 14/06/1996							

## Relevant policies

### Camden Replacement Unitary Development Plan 2006

B1 General design principles  
B3 Alterations and extensions  
B7 Conservation areas  
SD6 Amenity for occupiers and neighbours

### Camden Planning Guidance

### Primrose Hill Conservation Area Statement

### LDF Core Strategy and Development Policies

DP24 Securing high quality design  
DP25 Conserving Camden's heritage  
DP26 Managing the impact of development on occupiers and neighbours

CS5 Managing the impact of growth and development  
CS14 promoting high quality places and conserving our heritage

*The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound.*

*This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter .*

*However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.*

## Assessment

The proposal seeks the creation of an extension at rear upper ground floor level with a balcony in front. It is also proposed to insert a window in the side wall of the yard at lower ground floor. The main issues are the impact of the extension and alteration on the host building and conservation area, and on the amenity of adjoining occupiers.

### Design

The side of the property features a four storey wing, which runs along Chalcot Crescent and extends 3.5m further than the rest of the building, and at ground floor level extends to the rear boundary. The other side of the rear elevation has been extended by 1m at upper ground and first floor levels above a slightly deeper lower ground floor extension. This leaves a small yard at rear lower ground floor level measuring 3.4m x 1.7m.

It is proposed to extend at rear upper ground floor level, alongside the four storey wing, and on top of the existing lower ground floor projection. The extension would sit between the four storey wing and the neighbouring two storey closet wing and measure 2.3m deep x 3.4m wide with a sloping roof. The yard below this would be largely covered by the proposed balcony. The extension would be set back from the rear of the ground floor by 1.7m and by 2m from the rear of the neighbouring property. The extension would have a lead roof with a row of rooflights, and be clad in white painted render, consistent with neighbouring rear extensions, with timber double doors. The balcony would have a glass floor and metal railings.

Although the site is on the corner of Regents Park Road and Chalcot Crescent, there would be limited views from Chalcot Crescent or from any private viewpoint. There is a gap between the rear of the property and no. 1 Chalcot Crescent which is occupied by a single storey double garage. The extension at upper ground floor level would be 1.5m higher than the garage, with a sloping roof rising a further 800mm so only the upper part of the extension would be visible. As the extension would be

three storeys lower than the adjacent four storey extension and one storey lower than the neighbouring closet wing, and set back from both of them, it would maintain a solid to void rhythm characteristic of the rear of the properties in Regents Park Road.

The proposed balcony would abut the neighbouring garage and its floor would be 1m below the eaves of the garage. The handrail would only rise above the garage by 100mm so would not be visible from any viewpoint. The proposed window at lower ground floor level would face into the yard and is a minor alteration that would also not be visible from the public domain.

The modest size of the extension means it would be subordinate to the host building, and due to its location and limited visual impact it is not considered to harm the appearance of the building, street scene or conservation area in line with Camden Planning Guidance, policies B3 and B7 of the UDP, and policies DP24, DP25 and CS14 of the Local Development Framework.

### **Amenity**

The proposed extension would fill a void between two extensions so would not affect daylight or sunlight to neighbouring properties. The proposed balcony would not face any neighbouring windows, and only allow limited views of the rear garden of no 106 Regents park Road, as such it is not considered to harm the amenity of adjoining occupiers, in line with policies SD6 of the UDP and DP26 and CS5 of the Local Development Framework.

**Recommendation:** Grant Planning Permission

### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 20<sup>th</sup> September 2010.**

**For further information see**

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