

<b>Delegated Report Members Briefing</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>15/03/2010</b>	
		N/A		<b>Consultation Expiry Date:</b>		22/02/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Eimear Heavey				2010/0077/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
16A Regent's Park Road London NW1 7TX				Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
		Design surgery					
<b>Proposal(s)</b>							
Retention of an existing conservatory at rear upper ground floor level.							
<b>Recommendation(s):</b>		<b>Grant planning permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>07</b>	No. of responses No. electronic	<b>01 00</b>	No. of objections	<b>01</b>	
<b>Summary of consultation responses:</b>	<p>A <b>site notice</b> was displayed from 29/01/2010 until 19/02/2010.</p> <p><i>A letter of objection was received from 18 Regents Park Road, raising concerns relating to overlooking, amenity, privacy, outlook and harm to the Conservation Area.</i></p> <p><u>Response:</u> Please see assessment section of report for further comment.</p>						
<b>CAAC/Local groups comments:</b>	<p><b>Primrose Hill CAAC</b> No reply received.</p> <p><b>Local Groups</b> No response received.</p>						
<b>Site Description</b>							
An existing 3-storey plus basement property situated on the northern side of Regents Park Road, close to its junction with St Marks Crescent. The property is not listed but is located within Primrose Hill Conservation Area. The Primrose Hill Conservation Area Statement identifies the property as a positive contributor to the Conservation Area. The building has been subdivided into flats and this application relates to the rear of Flat A, at upper ground floor level.							
<b>Relevant History</b>							
<p><b>8700299</b> – Planning permission was <i>granted</i> in May 1987 for the erection of a rear extension at basement and ground-floor level and the demolition of the vaults at the front of the house with the erection of a study at basement level.</p> <p><b>PE9800542</b> – Planning permission was <i>granted</i> in September 1998 for the erection of a lower ground floor extension at the front of the building and the associated relocation of the external staircase.</p>							

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### London Borough of Camden Replacement UDP 2006

- SD6 Amenity of Occupiers and Neighbours
- H1 New Housing
- B1 General Design Principles
- B3 Alterations and Extensions
- B7 Conservation Areas

### Camden Planning Guidance 2006

### Primrose Hill Conservation Area Statement

## Assessment

### Members Briefing on 15/03/2010

This application was brought to Members Briefing on 15<sup>th</sup> March, where it was agreed that amended plans be submitted which show the trellis reduced in length and no higher than 2metres at any point. The applicant would then be required to reduce the trellis to this extent. This was to ensure that the neighbouring property did not suffer from any loss of outlook. The applicant has submitted amended plans which show the trellis at the dimensions requested by Members, however, agents acting for the neighbouring property at 18 Regents Park Road have submitted an objection to this decision as they feel it does not overcome the harmful impact on their amenity.

It is noted that the trellis which had been erected by the applicant was approximately 3.4metres in length; the amended drawings indicate that the trellis will be reduced in length to approx 2.2 metres. Such a reduction is considered to solve any issues in terms of loss of outlook to the neighbouring property. Notwithstanding this, the letter of objection suggests that access to the part of the terrace should be restricted in order to adequately overcome the amenity issues. This suggestion is considered to be overly onerous as it would deny the applicant access to their rear garden from ground floor level. Additionally, the rear garden of the neighbouring property at 18 Regents Park Road has been excavated and is at a much lower level than the garden of the application site, hence views into this space are already extremely limited. It is not possible to see through the trellis into the living area of the neighbouring property and therefore reducing the trellis to this length will not impact on the privacy of the occupants 18 Regents Park Road.

Consequently, the amended plans are considered to be acceptable and the scheme does not impact on the amenity of the neighbouring property at 18 Regents Park Road.

### Proposal

Retrospective planning permission is sought for the replacement of an existing conservatory at rear upper ground floor level.

### Land Use

The development provides additional residential floorspace to an existing unit; this is in accordance with Policy H1 of the Unitary Development Plan (2006).

### Design

Policy B7 of the UDP states that the character and appearance of the Conservation Area should be either preserved or enhanced. Camden's Planning Guidance 2006 states that rear extensions should respect the design of the original building, and the Primrose Hill Conservation Area Statement states that rear extensions should be as unobtrusive as possible.

Planning permission was granted in 1987 for the rear extension that previously existed at this site and hence the principle of an extension has already been established here. The extension that has replaced the previous conservatory consists of full height glazed sliding doors and a glazed flat roof. The extension also incorporates a balcony approximately 1m in depth which leads to the stairs which allow access the rear garden. It is noted that the stairs to the garden are located alongside the boundary with no 18 Regents Park Road, whereas previously they were located in front of the conservatory. The new extension covers the same footprint as the previous extension and is lower in height [as it has a flat rather than a pitched roof]; therefore it is considered to be acceptable in terms of scale and bulk. The extension is contemporary in design, is lightweight in appearance and is considered to be an acceptable addition to the original building.

### **Amenity**

The relocation of the landing and the staircase to the boundary with no. 18 Regents Park Road has raised some concerns for this property, and an objection has been received in this respect. The new extension is not considered to, as it does not obscure any windows.

The objection letter raised concerns about overlooking and a loss of privacy as a result of the new balcony and stairs. It is noted that limited views of the garden from the previous extension were possible, as the extension was fully glazed and there was no privacy screen between the properties. Furthermore, it was, and is still possible to see the neighbouring garden from the rear upper floor windows of the application site. Whilst it is accepted that a certain amount of overlooking from the new landing into the garden was possible prior to the erection of the trellised privacy screen that has recently been put up, it is now not possible to overlook the neighbouring garden from either the landing or stairs, nor is it possible to look into any of the rooms of the neighbouring property from the landing or stairs. A condition has been placed on the permission requiring the privacy screen to be permanently retained in this location.

It is also noted that the garden level of the neighbouring property has been excavated and is at a lower level than the garden of the application site, which further assists in protecting the privacy of no. 18, as it means that views into the garden are more difficult. The objection letter also makes reference to the planning permission for the previous extension (8700299) and states that the stairs were repositioned away from the boundary with the neighbouring property. The drawings were revised in this scheme; however, there is no reference to the reasoning for the amended drawings in the documentation that is available. Notwithstanding the arrangement that previously existed, the current proposal [with the privacy screen] is considered to be acceptable on its merits.

The letter of objection also raised concerns about loss of outlook from the living area at lower ground floor level of no.18 as a result of the new privacy screen. A privacy screen has been erected on top of the boundary fence, is lightweight in appearance and is not considered to impede on outlook from no 18. It is noted that the existing fence is 2.2m in height at the application site but is in fact 'higher' at the neighbouring property given that the garden has been excavated, and hence, the fence is already the main view from this living area. The introduction of a privacy screen on top of this fence would not significantly impact on outlook from no 18.

### **Conclusion**

In light of the above, the existing extension is considered to be sympathetic in design and in no way detrimental to the amenities of the neighbouring property or the surrounding Conservation Area. The extension is considered to broadly comply with the provisions of Policies B1, B3, B7 and SD6 of the UDP and the guidelines set out in Camden's Planning Guidance 2006.

**Recommendation:** Grant planning permission retrospectively.

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