

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	18/05/2010
				Consultation Expiry Date:	19/04/2010
Officer			Application Number(s)		
Jenny Fisher			2010/1397/P		
Application Address			Drawing Numbers		
62 Regent's Park Road, London, NW1 7SX			Refer to decision letter		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Additions and alterations to an existing roof extension to 3 rd /4 th floor flat (Class C3).					
Recommendation(s):		Grant planning permission with conditions			
Application Type:		Full Planning Permission			

Conditions:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	12	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:						
CAAC comments:	<p><u>Primrose Hill CAAC object</u></p> <p>The building is prominent in long views within the conservation area, please see our photo attached.</p> <p>The house is already a very high building in terms of its context, the additional block of roof would add to this, making the building over-dominant in the townscape. It would loom over the adjacent house, the pink house in our photo.</p> <p>The hipped roof form is important to the character of, and characteristic of, the building: the proposal would harm this form.</p> <p>The policy guidance at PH 18-22 in the Primrose Hill conservation area statement addresses these issues on this property and specifies that "Where the property has a visible pitched roof, extensions or alterations which fundamentally alter the roof form are unlikely to be acceptable."</p> <p>This policy guidance was given "substantial weight" in an Inspector's decision dated 17 March 2009 (APP/X5210/A/08/2086723, 30 Edis Street, NW1 8LE).</p> <p>We see no reason why this policy guidance should not be upheld in this case.</p> <p><u>Officer comment</u></p> <p><i>Photo: Officer site visit 14/05/2010. Photo taken from opposite side of Regent's Park Road, appears that the CAAC photo was taken from Albert Terrace but very little additional roof visible.</i></p> <p><i>The proposed extension would not be visible from the opposite side of Regent's Park Road. Very little if anything would be visible from Albert Terrace.</i></p> <p><i>The width of the roof extension would be increased by 1.2m, but it would be set back 3.5m from the balustrade to the side (adjacent to the pink house). Only the section that includes the wider stair window would be adjacent to the balustrade to the side i.e. for a length of 0.4m. It would not loom over the pink house. The hipped roof would be retained towards the front of the property and alterations would not be visible from the ground. In fact since the building is taller than buildings to the east (pink house and beyond) it would not be seen from anywhere other than on the roof itself.</i></p>					
Site Description						
<p>Substantial 4-storey semi detached, mid-C19th building on the north side of Regent's Park Road. The application relates to the roof of the top floor flat which is arranged over the 3rd and 4th floors. Within the Primrose Hill conservation area.</p>						
Relevant History						
<p>07/04/2006 (2006/0696/P) Planning permission for erection of extension at roof level to form additional accommodation to top floor flat. (Not implemented)</p> <p><u>64 Regents Park Road</u></p> <p>In 2003 planning permission was granted (PEX0200995) for the remodelling of existing dormers and extensions at roof level including removal of existing railings and replacement with 200mm lower glass balustrade, behind existing parapet raised by 100m. Removal of west facing dormer and extension of dormer to the rear. This consent was implemented but the contracted extensions were greater in size than those approved.</p> <p>In 1989 planning permission granted for extensions to the side and rear of the property including a roof terrace at fourth floor level.</p> <p>In April 2005 permission was granted (2004/5398/P) for the retention of roof extension to top floor flat. (extensions built were greater in size than those approved in 2003)</p>						

Relevant policies

Replacement Unitary Development Plan 2006

SD6 (amenity for occupiers and neighbours), B1 (general design principles), B3 (alterations and extensions), B7 (conservation areas), B9 (views)

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

CS5 (manage impact of growth), DP26 (impact of development on occupiers and neighbours), CS14 (promote high quality places), DP24 (secure high quality design), DP25 (conserve Camden's heritage)

Camden Planning Guidance

Primrose Hill CA Statement

Assessment

The 4th floor currently comprises a flat roofed rear extension and dormer over the stairs. Sliding doors open onto a roof terrace. To the front (facing Regent's Park Road) the original roof slope with 3 velux rooflights has been retained.

Planning approval 2006/0696/R1 has expired. The current proposal is similar but reduced in size, and it would not extend to the rear parapet, the extension now proposed would be pulled back 1.3m from the rear parapet.

Proposed

Internal alterations to the layout of the property moving the kitchen and lounge to the loft and converting the existing kitchen on the third floor to a bedroom. To the rear the loft floor would be raised so that it is level with the existing roof terrace.

To the side, the 4th floor towards the rear behind the stair window would be extended by 0.9m for 2.1m (l) and 1.2m for 1.4m (l). The roof would be raised by 650mm. It would not extend beyond the existing building line to the rear and there would be no alterations to the front roof slope.

Large sliding, fixed glazed doors would be fitted along the extended side and the rear elevations to allow additional natural light into the property and increase enjoyment of views out over roof tops.

The existing stair window to the side would be retained but increased in width by 0.4m towards the rear of the property.

Considerations

The rear elevation of the roof extension would be fully glazed, similar to the adjacent top floor flat in no. 64 and as approved for no. 62 (2006/0696/P). The side (east) elevation would be glazed also similar to no. 64 and as approved (2006/0696/P). The scale of the proposed extension has been reduced from that approved in 2006. Very little of works proposed would be visible from the public realm. What may be seen in long views from Albert Terrace would not dominate the original building or overwhelm the lower pink house adjacent. Viewed from Primrose Hill, the dormer extension over the stairs would be visible as an additional hipped dormer to the side roof form. The additional glazing to the side (east) would replace a slate hung box dormer elevation; however it would not be visible from Albert Terrace, Primrose Hill or Regent's Park Road. The pitched roof form would be maintained, unaltered to the front and over the east side extension proposed. Materials would match existing.

It is considered that the proposal complies with Camden Planning Guidance (roofs and terraces). Alterations are architecturally sympathetic to the age and character of the building and the overall integrity of the roof form would be retained. The application premises and that adjoining (no. 64) form a semi-detached pair of matching size and similar in architectural detail. It is considered that the group value of the pair would not be harmed as the roof extension to no. 64 has already been altered in much the same way as that now proposed for no. 62.

It is considered, as a consequence of the vertical and dominant nature of the adjoining properties and the similarity of works proposed to that already carried out for no. 64, that the proposed roof extension would not introduce a discordant, dominant feature at roof level that would harm views within the conservation area and as such the character and appearance of the conservation area would be preserved.

The alterations would not cause harm to neighbouring amenity in terms of sunlight or daylight.

Summary

The form of the roof of nos. 62 and 64 Regent's Park Road has been altered significantly, and it is considered that, whilst the alterations proposed are not insignificant, in the light of the works approved at no. 64 and the

reduced bulk of development proposed for no. 62 compared with that recently approved, there are no reasonable design grounds on which to refuse this scheme

Recommendation

Grant Planning Permission with conditions

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