

Delegated Report		Analysis sheet		Expiry Date:		14/12/2009	
				Consultation Expiry Date:			
Officer				Application Number(s)			
Jenny Fisher				2009/4996/P			
Application Address				Drawing Numbers			
47 Regent's Park Road London NW1 7SY				Refer to decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details of obscured screening and balustrade details pursuant to conditions 2 & 3 of planning permission dated 6/10/09 (reference number 2009/2664/P) for (Creation of a terrace on part of the existing side addition roof to existing flat (Class C3)).							
Recommendation(s):		Discharge conditions 2 and 3 of planning permission 2009/2664					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:							
CAAC/Local groups* comments: *Please Specify							

Site Description

The application premises comprise a part two part four storey building which is located on the south side of Regent Park Road, close to the junction with Albert Terrace. The property is subdivided into flats. Flats 4 and 5 are on the same level as the lower floor of the top floor maisonette (flat 6). Communal internal stairs provide access to the flats; entrances to flats 4 and 5 are either side of the entrance to flat 6.

The current application refers to the roof of the two storey section of the building.

Within the Primrose Hill Conservation Area. The building is not listed but is identified as a positive contributor to the Conservation Area.

Relevant History

06/10/2009 (2009/2664/P) Planning permission for the creation of a terrace on part of the existing side addition roof to existing flat.

Conditions

2. A 1.7 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected on each side of the terrace prior to commencement of use of the roof terrace and shall be permanently retained and maintained thereafter.

3. The details of the balustrade to be used on the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Informative 4

You are advised that the balustrade should be erected inside the parapet wall rather than on top of the parapet wall to reduce impact. Obscure glazed screens may be more appropriate than bamboo, and it may not be necessary to erect both obscure glazed screens and a balustrade to each side of the terrace. You are advised to seek advice prior to the submission of an application for approval of details.

Relevant policies

London Borough of Camden Replacement UDP 2006

SD1 – Quality of Life; SD6 – Amenity of Occupiers and Neighbours ;B1 – General Design Principles

B3 – Alterations and Extensions; B7 – Conservation Areas

Camden Planning Guidance: conservation areas; daylight; design; overlooking and privacy; roofs and terraces

Primrose Hill Conservation Area Statement

Assessment

Works approved (2009/2664) to provide access from the top floor apartment, Flat 6, to the lower roof area (over the two storey building) and creation of a roof terrace. An existing window within flat 6 to be replaced with a door, with steps leading down to the roof from a small landing. The steps would pass in front of a high level stair window. The terrace to be created from an area of the roof that would be enclosed with steel railings affixed to the parapet wall and a screen along each side of the terrace area.

Details

Balustrade

Steel with 100mm gaps. Would be affixed to the inside of the parapet wall. Metal work would be grey galvanised steel. Balustrade would scarcely be visible from the ground, nevertheless it is considered that grey, as proposed, is acceptable and would have less impact than black painted metal work, it would also weather better than painted metal railings.

Screen

Toughened glass with sandblasted design. (confirmed by applicant's e-mail (11 November 2009). Screens to be 1.7m. (height).

Details submitted follow recommendations attached to recent approval and are considered acceptable. There would be no harmful visible impact and the privacy of adjoining occupiers would be protected.

Recommend discharge conditions 2 and 3.

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