

DISCLAIMER

Decision route to be decided by nominated members on Monday 2nd November 2009. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	11/02/2009
		N/A	Consultation Expiry Date:	13/02/2009
Officer			Application Number(s)	
Eimear Heavey			2008/4473/P & 2008/4560/L	
Application Address			Drawing Numbers	
12 Prince Albert Road London NW1 7SR			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
		Edward Jarvis		
Proposal(s)				
Alterations and extensions including erection of a two storey side extension (ground floor and basement floor), excavation to extend the existing basement level to create additional accommodation and swimming pool and installation of new condensing unit in the rear garden to single family dwellinghouse.				
Recommendation(s):		Grant Planning Permission subject to conditions Grant Listed Building Consent		
Application Type:		Full Planning Permission Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed from 23/01/2009 until 13/02/2009. Adjoining occupiers/owners No reply to date.					
CAAC/Local groups* comments: *Please Specify	Primrose Hill CAAC The proposal is a grotesque addition, substantially distorting the original plan and integrity of the Listed Building; We note that it has been argued that changes at basement level cannot be resisted even in a listed building as the change is invisible from the public realm. This argument is not longer sustainable since it was wholly rejected by the Planning Inspectorate on a series of extensions at 36 Park Village East. We also object to the side extension in that given the other half of the pair it would give a historically false and misleading symmetry to the pair of houses further distorting the plan.					

Site Description

The application site comprises an existing semi detached stucco villa dating from the mid C19th located on the north side of Prince Albert Road. The property is Grade II listed and fronts onto Regents Park. No's 11 and 13 Prince Albert Road border the application site on either side and they are also Grade II listed.

The application site comprises an area of approximately 126sqm and is located within Primrose Hill Conservation Area. The Primrose Hill Conservation Area Statement identifies the properties on Albert Street as being set back from the highway with high boundary walls and substantial front and side gardens containing mature trees. The building is occupied as a single family dwellinghouse and has vehicular access to the site.

Relevant History

None relevant.

Relevant policies

London Borough of Camden adopted Unitary Development Plan 2006

SD1 Quality of Life
SD2 Planning Obligations
SD6 Amenity for Occupiers and Neighbours
SD7 Noise/Vibration Pollution
SD8 Disturbance
SD9 Resources and Energy
SD12 Development and construction waste
H1 New Housing
B1 General Design Principles
B3 Alterations and Extensions
B6 Listed Buildings
B7 Conservation Areas
N5 Biodiversity
N8 Landscaping and Trees
T3 Pedestrians and cycling
T12 Works affecting Highways
Appendix 1 Noise and Vibration thresholds

Camden Planning Guidance 2006

Primrose Hill Conservation Area Statement

Assessment

Proposal

Planning permission and listed building consent is sought for alterations and extensions including erection of a two storey side extension (ground floor and basement floor), an excavation to extend the existing basement level to create additional accommodation and a swimming pool and the installation of new condensing unit in the rear garden to a single family dwellinghouse.

Amended Plans

Amended plans were submitted which incorporated the following amendments in line with officer's comments:

- With regards to the proposed side extension, the windows have been reduced in size at upper ground floor level above the stair, and, at lower ground floor level the sliding doors have been redesigned to respond more sympathetically to the historic fabric of the building.

- With regards to the proposed basement and swimming pool, the scheme has been amended so as to be read as part of the landscape setting and not just identified as a building form in the garden space.
- Internally, the new openings in the gable wall have been kept to a minimum and the proportions of the front room have remained intact with no new openings. The door opening in the rear room has been amended to one door size and has a door leaf.

Main Planning Considerations

- The proposed design and its impact on the Listed Building;
- Potential impacts on neighbour amenity;
- Transport issues;
- Trees and landscaping; and
- Other issues

Design Issues

Policy B3 of the Unitary Development Plan (2006) and Camden Planning Guidance (2006) states that side extensions should be subordinate in size to the host building and take into account the size, character and design of the property and patterns of development in the surrounding area. Policies B6 and B7 also need to be considered which state that character and appearance of a Listed Building and Conservation Area should be either preserved or enhanced.

Side Extension

In this instance the proposed side extension to the property will be two storeys in height over ground and basement levels and will cover an area of approximately 54sq metres. The extension will be approximately 5.9 metres wide x 9.6 metres in length and will mirror the existing side addition to the adjoining property at 13 Prince Albert Road in terms of height and bulk. The extension will not be immediately visible from Prince Albert Road but would be marginally visible in long views over the existing boundary wall.

The proposed extension will have a green roof and will be constructed in London Stock brick to match existing materials on the Listed property. A condition has been placed on the permission requiring matching materials. The CAAC have objected to the proposed extension on the grounds that it would distort the original plan and integrity of the Listed Building, however, the extension is considered to be respectful of the special character of the property with regard to its size and bulk and the materials proposed. The proposed extension is also considered to give a balanced composition along with its neighbour 13 Prince Albert Road and will still allow for a gap between the side elevation of the property and the boundary wall with 11 Prince Albert Road. This element of the scheme is therefore consistent with policies B6 and B7 of the UDP and Camden Planning Guidance (2006).

Basement extension

It is proposed to extend the existing basement area towards the front of the dwellinghouse in order to accommodate a media room and gym with associated shower room. The extended area will still be well within the confinements of the application site and will be approximately 2.8 metres from the boundary wall.

It is also proposed to extend the basement area outwards from the proposed side extension to house a lap pool. The proposed lap pool will be 9.5 metres in length x 2.5 metres wide and will be approximately 0.9metres from the boundary wall with no 11 Prince Albert Road. This element, where it is visible to the rear, will sit visually within the garden buffer, will be detached from the garden boundary and will read as part of the landscape setting. The proposed lap pool will not adversely impact upon the special character of the listed building.

The CAAC have stated that a precedent was set for refusing basement extensions in Listed Buildings in the appeal decision of 36 Park Village East. However the proposed basement at 36 Park Village East was larger than that proposed in this application. It was substantially glazed at one end and would be seen from the garden and from neighbouring properties. In this instance the proposed lap pool is not glazed and will incorporate 2 rooflights which will be surrounded by box hedging. The retaining wall for the proposed lap pool will take on the same appearance and height as the rockery that already exists in the rear garden. In effect the proposed pool has been designed so as to read as part of the existing garden and will not be visible from the neighbouring properties.

Internal works

Following the submission of the amended plans, the new openings in the gable wall have been kept to a minimum and one door sized opening in the gable room is proposed. The proposed minor internal alterations are considered to be acceptable.

Amenity Issues

The proposed two storey side extension is considered to respect the amenity of neighbouring properties in terms of overlooking, loss of privacy and overlooking. The proposed extension will be two storeys in height, over lower ground and ground floor levels and will have a green roof. The rear windows which are proposed will be at the same levels as the windows on the rear elevation at lower ground and ground floor level and due to the topography of the site will not result in any direct overlooking into neighbouring properties.

The front of the extension will be only marginally visible over the front boundary walls and hence the windows will not result in any overlooking into neighbouring properties. Additionally, there are no windows proposed in the side elevation of the proposed extension.

The proposed extension will however, be visible from two of the properties along Regents Park Road. The rear of these properties already overlook the rear of the application site but due to a distance of at least 15 metres between the application site and the rear of the properties along Regents Park Road, the extent of any overlooking is considered to be minimal.

Although the proposed extension will be two storeys high, it will appear as a single storey at the front and it is considered that there will be no loss of daylight or sunlight to the neighbouring properties. The neighbouring properties to the rear of the application site will continue to enjoy an open aspect from their rear windows. Furthermore, east of the application site is the high boundary wall and side elevation of no. 11 Prince Albert Road and it is considered that the amenity of this property will not be affected by the proposal as the outlook from the window on the eastern elevation will not be impacted upon.

With regards to the proposed swimming pool, it will be located approximately 4 metres underground and only the roof lights will be visible in the garden space. A retaining wall for the pool in the rear garden will be softened by a rockery and planting which will also help maintain the levels of outlook enjoyed by the neighbouring properties.

Noise

The applicants have submitted an acoustic report which has been considered by the Councils Environmental Health department. The report states that Camden's noise criteria will be met and the Environmental Health department have no objection to the proposal.

Transport Issues

Structural Integrity of the Highway

The proposal includes the construction of a basement level within 3m of the public highway. As the distance of the basement wall closest to the highway is less than the distance equal to the height from floor to ceiling of the basement, the structural integrity of the highway could be jeopardised. The applicant has been advised in an informative to liaise with the Highway Authority prior to undertaking the proposed works.

Construction Management Plan (CMP)

The proposal involves extensive earth excavation which will most likely require excavator machines. In addition, the construction of the extension involves a significant scale of work. However, in this instance due to the large size of the site, there is sufficient space for construction vehicles to park and building materials to be stored off street. Consequently a CMP is not required.

Financial Contribution

In order to tie the development into the surrounding environment, a financial contribution should be required to repave the vehicular crossover. An added benefit of doing this is that any damage caused to the highway during construction can be repaired. This work and any other work that needs to be undertaken within the highway reservation will need to be secured through an agreement with the Local Highway Authority. The Council will undertake all works within the highway reservation, at the cost to the developer. An estimate for the cost of this work has been calculated at £3,700 and a condition has been placed on the permission requiring the applicant to enter into an agreement with the Local highway authority.

Trees and Landscaping

The applicant has submitted an arboricultural report which has been considered by the Council's Tree and Landscape officer. The report identifies two trees for removal, a beech (T2) which has no amenity value and a Leyland cypress (T3), which is inappropriate for its position and would be replaced. These removals are considered to be acceptable and all other trees will be retained. Conditions have been placed on the permission requesting details of a method statement for the protection of the trees to be retained, details of the hard and soft landscaping for the site and details of the proposed management and planting of the green roof.

Conclusion

The proposed side and basement extension, along with the proposed internal alterations are considered to be sympathetic to the listed building and in no way detrimental to the surrounding conservation area. The proposal accords with the relevant policies of the UDP (2006) and Camden's Planning Guidance.

Recommendation: Grant planning permission and listed building consent.