

Delegated Report		Analysis sheet		Expiry Date:		02/11/2007	
				Consultation Expiry Date:		05/10/2007	
Officer				Application Number(s)			
Jenny Fisher				2007/3694/P			
Application Address				Drawing Numbers			
52 Regent's Park Road London NW1 7SX							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of window with french doors, and a larger balcony to replace existing, at rear ground floor level to an existing flat							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>Intrudes into private space above terrace. Would block light to sitting room. Big enough for table and 4 chairs, use would subject objector to considerable noise.</p> <p>Window that would altered to french doors is an original feature of the house. (refers to permission for No. 50- summarised in 'history' below).</p> <p>Non-planning matters also raised.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Primrose Hill CAAC</u> No objection					

Site Description

Premises comprise basement, ground and three levels of accommodation over. The building is on the north side of Regent's Park Road opposite the entrance to Albert Terrace Mews. Property divided into flats.

Article 4 direction (Nos. 48 –70 Regent's Park Road). Identified as a building, which makes a positive contribution to the conservation area.

Primrose Hill Conservation Area. Within close proximity to Primrose Hill.

Relevant History

28/11/1991 9100983 planning permission for:

Erection of a single storey rear conservatory to the existing basement flat

No. 50 regent's Park Road

12/01/1998 PE9700624 planning permission for:

The erection of a side extension at first floor level, and the formation of a new window and installation of French doors at the rear basement area.

Relevant policies

Replacement UDP 2006 S1/S2; SD6; B1; B3; B7

Camden Planning Guidance Dec. 2006 conservation areas; daylight; design; roofs and terraces (balconies)

Primrose Hill C.A. Statement

Assessment

Proposed

The existing balcony is in need of repair, it would be replaced. The balcony is over a door to the basement flat.

The width of the balcony to the rear of the ground floor flat would be increased by 1m. to the return wall of the section of the rear elevation that protrudes slightly forward of the main rear elevation of building. The existing balcony is the same width as the window behind it. It would be an additional 0.5m. deep.

It would be supported by galvanised steel brackets painted black. A new wrought iron balustrade would be affixed to the outer edge of the balcony, similar in style to the existing balustrade.

The large window behind the balcony would be replaced with french doors, timber framed and painted white.

Two main issues in this case:

- visual impact;
- amenity

Visual impact

The balcony is in a highly visible position on attached to a building described as one that makes a positive contribution to the conservation area.

The proposal is contrary to general design principles set out in policy B1. The existing balcony matches that of the neighbouring property (No. 50). It is the same width as the large window, the lower section of which is enclosed by the balcony. It is considered that the new balcony, that would be increased in width to one side, extended further into the garden, and supported by steel brackets, would be an incongruous addition to the rear elevation of the building. The unsympathetic design of the enlarged balcony fails to respect the architectural integrity of the existing building contrary to B3.

The design of the replacement balcony fails to respect site and setting contrary to B1 and as a consequence harms the appearance of the building and character and appearance of the conservation area contrary to B7.

The proposal is contrary to planning guidance, which states that design should respect the built form and character of existing buildings and that balconies should not be introduced where they have an adverse effect on the character of the building as a result of being visually intrusive or of an unsatisfactory design.

It is considered that the same policies and design guidance raised above apply to the loss of the large window and its replacement with a french door. The window is a very attractive original architectural feature of the building and as such should be retained. Although the design proposed shows that fenestration would be installed to match as close as possible existing, it would in fact look more like the door below and the loss of the existing method of opening and replacement proposed would be an incongruous addition at this level. It should be noted that the door at the lower level provides access to the garden, is a smaller opening and is in a far less conspicuous position.

Amenity

The new balcony would be an additional 0.5m. deep, extending out over a french door and windows to the flat below. The occupant of the basement flat has expressed concern about the potential loss of light to a sitting room. The rear garden is a substantial size, more than 30m. (length) x 10m. (width). It is considered that an enlarged balcony as proposed is unlikely to restrict daylight to the flat below. It is therefore inline with policy SD6 that considers the impact of development on amenities of occupiers and neighbours.