

| | | | | | | | |
|----------------------------------------------------------------------------------------------------------|----------------------------|------------------------------------------------------------|-------------------------------------|----------------------------------|----|-------------------|----|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 18/07/2007 | |
| | | N/A / attached | | Consultation Expiry Date: | | 04/07/2007 | |
| Officer | | | | Application Number(s) | | | |
| Carlos Martin | | | | 2007/1890/P 2007/1893/L | | | |
| Application Address | | | | Drawing Numbers | | | |
| 11 Regents Park Terrace London NW1 7EE | | | | Refer to Draft Decision Notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Erection of balustrading to existing rear first floor roof terrace of single family dwelling house (C3). | | | | | | | |
| Recommendation(s): | | Grant Planning Permission 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 | 05 | No. of responses | 00 | No. of objections | 00 |
| Summary of consultation responses: | | None | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | | Primrose Hill CAAC: No objections. | | | | | |

Site Description

Four-storey plus basement mid terrace property located on the east side of Oval Road, within Primrose Hill Conservation Area. The building is grade II listed and makes up one of 22 Terrace houses dating from c1840-50.

Relevant History

2006: pp granted for the erection of two-storey glazed rear extension, refurbishment of existing property including alterations to front and rear elevations and the installation of a roof light.

Relevant policies

UDP (2006): SD6; B1, B3; B6 & B7

Camden PG: Conservation areas; Extensions, alterations and conservatories; and Listed buildings.

Primrose Hill Conservation Area Statement.

Assessment

The application site is located on a private road on the east side of Oval Road. The building makes up one of 22 Terrace houses from 1840-50 constructed with yellow stock brick and rusticated stucco ground floors. Nos. 1-21 form a symmetrical facade with slightly projecting end houses. The building is grade II listed and makes a positive contribution to the Primrose Hill Conservation Area of which it forms a part.

Planning permission and Listed Building Consent is sought to install a black painted balustrade approximately 3.0m high to the parapet of the ground floor rear addition.

The design and location of the proposed railings are consistent with others in the terrace. The railings are not considered to harm the special architectural and historic interest of the building or the character and appearance of the Conservation Area. The works comply with policies B3, B6 and B7 and are therefore considered acceptable.

The railings would formalise the use of the flat roof as a terrace. However, due to the floor levels of the terrace, overlooking into neighbouring premises would be at acute angles. Installing a 1.8m obscure glazed screen has also been considered but this would interrupt the uniformity of the rear of the buildings. The flat roof is also already used as a roof terrace with French doors opening out onto it. For these reasons, it is considered that the overlooking concerns would not be harmful to amount to a reason for refusal.

Recommendation: Grant Planning Permission and Listed Building Consent.