

Delegated Report Members briefing		Analysis sheet		Expiry Date:		26/09/2006	
		N/A		Consultation Expiry Date:		01/09/2006	
Officer				Application Number(s)			
John Carter				2006/3024/P			
Application Address				Drawing Numbers			
18 Regent's Park Terrace London NW1 7ED				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date		
Proposal(s)							
Erection of a single storey extension at basement level with terrace above, rear extension at second floor level and other external alterations to single-family dwelling house.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	01	No. of objections	01
Summary of consultation responses:		No objections received					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Primrose Hill Conservation Area Advisory Committee</u> "We object to the door in the flank wall at ground floor onto terrace. An unnecessary puncturing of the brick work". <u>Officer's comment</u> The insertion of the door in the flank wall is permitted development and cannot be considered as part of this application. This issue will be addressed in the associated listed building consent ref: 2006/3025/L.					

Site Description

The application site is located within a private road on the east side of Oval Road. The building makes up one of 22 terrace houses c1840-50. The houses are constructed in yellow stock brick with rusticated stucco ground floors. Nos. 1-21 form a symmetrical facade with slightly projecting end houses. The buildings are all 4 storeys in height with basement accommodation below. The building is grade II listed and makes a positive contribution to the Primrose Conservation Area of which it forms a part.

Relevant History

8770043 - Minor internal works including removal of walls from basement enlargement of window in rear extension and erection of new conservatory at ground floor level – Granted

2006/3025/L - Erection of single-storey extension at basement level with terrace above, rear extension at second floor level including internal and external alterations to single-family dwelling house following removal of conservatory and spiral staircase –**Recommended for refusal**

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Replacement Unitary Development Plan 2006

SD1 – Quality of life

SD6 – Amenity of occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B6 – Listed buildings

B7 – Conservation areas

Assessment

Planning permission is sought for a rear extension at second floor level. The issues to consider are the design of the proposal in terms of impact on the conservation area and the setting of a listed building and the impact on the surrounding residential dwellings.

The drawings also propose a number of other external alterations, and an extension at basement level; these works fall within permitted development and hence permission for them is not required.

This revised scheme is a result of a number of amendments requested by the Council in a letter dated 6th September 2006.

The applicant proposes to erect an extension at second floor level. The extension will be accessed from the main stairway and will contain a utility room. The extension will be similar in design and bulk to a number of other second storey extensions within the terrace. Of particular note are the extensions at Nos. 7 and 13, which were both approved in 2002. The extension will contain a new wooden framed window which will be similar in design to the existing windows in the rear elevation and will be constructed from stock brick to match existing. It is not considered that the new extension will adversely affect the character and appearance of the terrace, the surrounding conservation area or the setting of the listed building. Overall it is considered that the design of the rear extension when considered against Policies B1, B3, B6 and B7 of the Replacement Unitary Development Plan is acceptable.

It is not considered that the proposed extension would result in any unreasonable adverse effects in terms of residential amenity. In particular the proposal would not result in any unreasonable loss of light to the closest habitable window of No. 19 Regents Park Terrace. Although the extension will slightly infringe a 45⁰ line taken horizontally from this window, given the degree of infringement and the depth of the proposed extension it is considered that the extension would not have an unreasonable affect on light entering this window. The proposal would not result in any overlooking, loss of privacy or overbearing impact to the adjoining dwellings.

It is recommended that planning permission be **granted**.

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