

Delegated Report		Analysis sheet	Expiry Date:	24/09/2014
		N/A / attached	Consultation Expiry Date:	28/08/2014
Officer			Application Number(s)	
Olivier Nelson			2014/4714/P	
Application Address			Drawing Numbers	
48B Regents Park Road London NW1 7SX			See attached	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of glazed side extension on existing roof terrace at second floor level.				
Recommendation(s):	Refusal			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Site Notice: 06/08/2014 – 27/08/2014 Press Notice: 07/08/2014 – 28/08/2014					
Primrose Hill CAAC	Objection <ul style="list-style-type: none"> • Strong objection on the ground of harm to the character and appearance of the conservation area. • The appearance of the villas of which the application property is a part, is as pairs of semi-detached houses, although they form a continuous group linked by the paired entrance blocks. • Proposal would harm the distinctive character by partly filling the open space between the two adjoining houses. • It is noted this has happened in other locations but these were in general built before the designation of the conservation area and before the adoption of both the Primrose Hill Conservation Area statement in 2001, and of the current development plan, the LDF. • The addition would be visible, the house faces an entrance into Albert Terrace Mews, while the gaps at upper level allow longer views, so that the intrusion would be visible. 					

Site Description

The property is a semi-detached brick built with stucco faced house. It comprises four storeys and is finished with a hipped roof and a front dormer. The property is within the Primrose Hill Conservation Area and is identified as making a positive contribution to the Conservation Area.

Relevant History

PE9700496 - The installation of French doors and the erection of railings at 2nd floor level to create a roof terrace above the side extension. **Granted 26/08/1997**

2013/6346/P - Erection of a single storey side conservatory on existing first floor terrace in connection with residential flat (Class C3). **Withdrawn 26/11/2013**

Relevant policies

Local Development Framework Core Strategy

- CS1 (Distribution of growth);
- CS4 (Areas of more limited change);
- CS5 (Managing the impact of growth and development);
- CS14 (Promoting high quality places and conserving our heritage);

Local Development Framework Development Policies

- DP22 (Promoting sustainable design and construction);
- DP24 (Securing high quality design);
- DP25 (Conserving Camden's heritage);
- DP26 (Managing the impact of development on occupiers and neighbours);

Supplementary Planning Guidance

- CPG1 (Design- Chapter 5 – Roofs, terraces and balconies), CPG6 (Amenity)

Primrose Hill Conservation Area Statement

Assessment

Detailed Description of Proposed Development

Planning permission is sought for the erection of a glazed side extension on the existing roof terrace at second floor level. The conservatory would have an area of 8.3 sqm. The conservatory would have a height of 2.27m at the front and would rise to 2.6m to the rear. The width of the conservatory would be 3.58m. The extension would be finished in transparent structural glazing, consisting of Pilkington Optiwhite low-iron extra clear glass. The front elevation would have a window and the rear elevation patio doors which open out on to the rest of the terrace area.

Design and Appearance

Primrose Hill Conservation Area appraisal and management plan notes that roof extensions or alteration which would alter the shape and form of the roof are unlikely to be acceptable where:

- It would be detrimental to the form and character of the existing building
- The property forms part of a group or terrace which remains largely, but not necessarily completely unimpaired
- The property forms part of a symmetrical composition, the balance of which would be upset
- The roof is prominent, particularly in long views and views from the parks
- The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent

For the reasons set out above, roof extensions and alterations which change the shape and form of the roof are unlikely to be acceptable on any building on Regents Park Road. Both CPG 1 and the conservation Area appraisal state conservatories should be located at ground and basement levels. Only in exceptional circumstances shall they be allowed at upper floor levels. No exceptional circumstances have been raised by the applicant this suggests that the proposal would be unacceptable in principle.

The building is noted as being a positive contributor within the conservation area and proposals to extend or alter the property must preserve and enhance the established character and appearance. The property forms part of a pair of semi-detached dwellings which are a feature of the Conservation Area. The property has an existing gap at second floor level which is a feature of this terrace. The step down in the front elevation in the linked pairs of semi-detached houses is original and is an integral feature of the property which the Council would seek to retain. An addition at this level would not be in keeping with design guidance as the extension would be within an important gap and this infilling has stopped since the introduction of a detailed statement for the Conservation Area.

The infilling at this level is not in character with the Conservation Area, the proposal is not in line with DP24 in that the development fails to consider the impact on existing rhythms, symmetries and uniformities in the townscape. An additional extension would go against the grain of development within Regents Park Road and the Primrose Hill Conservation Area. The proposed materials are not compatible with the wider Conservation Area. The conservatory would be constructed in structural glazing with Optiwhite clear glass; this is not a traditional material within the Primrose Hill Conservation Area and fails to take into account the finish of the host building. The proposed conservatory would be visible from all higher levels of buildings opposite and behind which is not considered to be acceptable. The views of the terrace within the Primrose Hill Conservation Area are relevant material consideration; there would be no public benefit as a result of the extension. The extension would harm this designated heritage asset and could lead to an increase in this type of development which would be to the detriment of the local townscape.

Residential Amenity

The conservatory would provide an outdoor amenity space which differs from the existing situation

where the only amenity space is for the ground flat. The conservatory would be positioned so that the rear patio doors face onto the rear garden. The distance from the parapet is considered acceptable and it is not considered that the extension would worsen the situation. The property differs currently from the neighbour at no. 50 this has a similar layout at this level. Although this property is in use as a single family dwelling house and the adjacent roof space is not accessible from third floor level. A concern would be due to the materials used, when the proposal is lit at night in order to enjoy the appearance would be one of a "lightbox". This would lead to light pollution and is likely to impact on neighbouring properties.

For the reasons listed above the proposed development is considered to be inconsistent with LDF policies CS14, DP24 and DP25 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

Recommendation

Having given consideration to the above assessment, the proposal conflicts with Development Policies DP24 and DP25 and Core Strategy Policy CS14 on design, as well Development Policy DP 26 and Core Strategy Policy CS5 on amenity. It is therefore recommended that planning permission is refused.