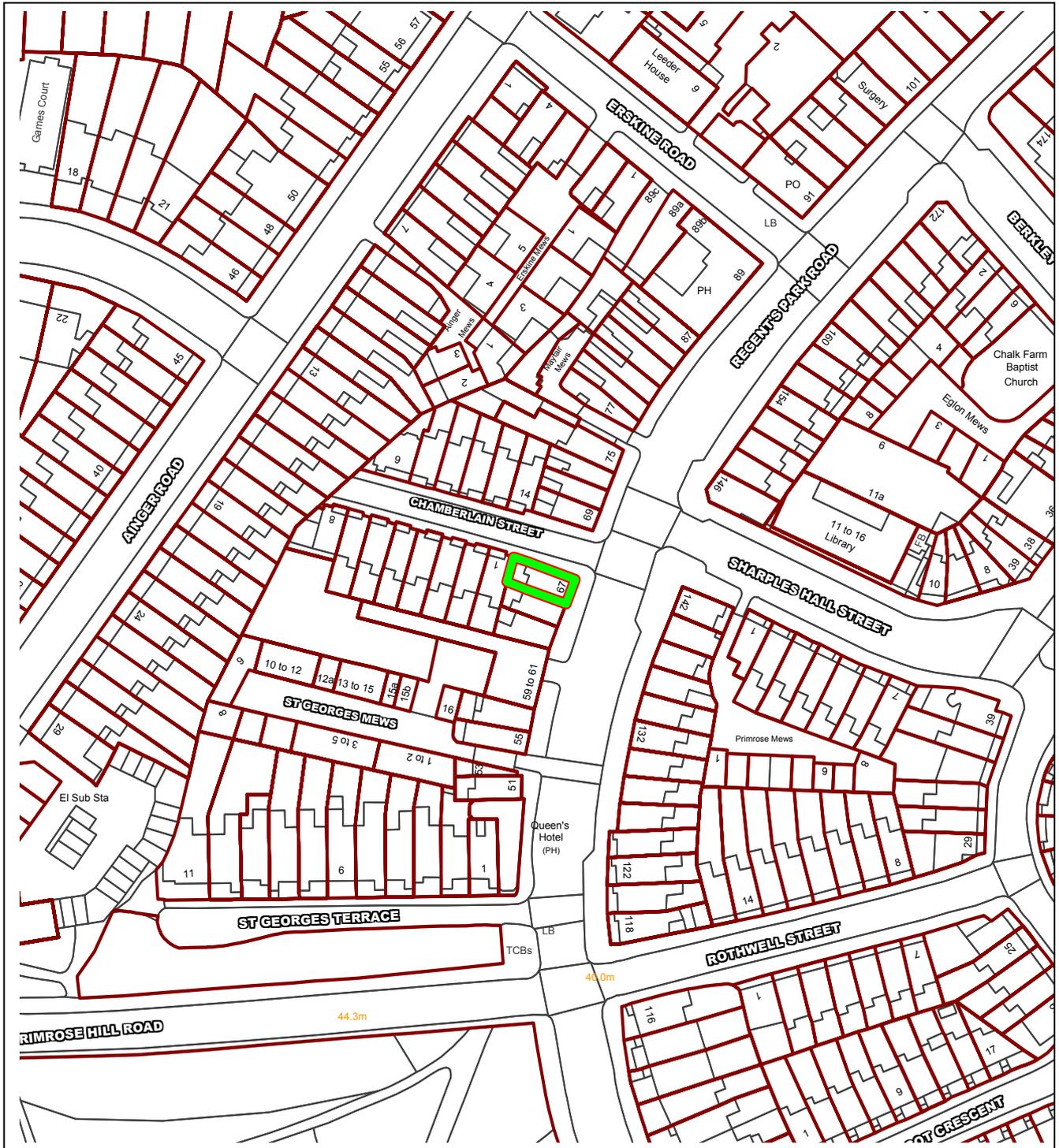


Flat A 67 Regents Park Road



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Photos



1. Front elevation



2. Existing terrace area at the front of the property



3. Existing side extension and window



4. Side elevation and reinstated window location



5. Neighbouring terrace area



6. Rear elevation

Delegated Report		Analysis sheet		Expiry Date:		26/11/2014	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		13/11/2014	
Officer				Application Number(s)			
Olivier Nelson				2014/6220/P			
Application Address				Drawing Numbers			
Flat A 67 Regents Park Road London NW1 8XD				See attached			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Loft conversion involving the installation of front and rear dormers, a front roof terrace and erection of gable end, including first floor rear infill extension and increase in height of side extension.							
Recommendation(s):		Grant planning permission subject to conditions					
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	00
			No. Electronic	00		
Summary of consultation responses:	Site notice 22/10/2014 -12/11/2014 Press notice 23/10/2014 -13/11/2014 1 letter of support was received commenting as follows: This is a sensitive and apparently stylish design for increasing space over a shop within very limiting and existing boundaries.					
Primrose Hill CAAC	Objection <ul style="list-style-type: none"> • The present application is seriously harmful to the special character of the conservation area. (see paragraph 2.6) • The house forms the termination to the group of houses in Regents Park Road. (see paragraph 2.2) • The form of the roof which is hipped, behind a parapet on all three sides of the elevations which do not adjoin the terrace. (see paragraph 2.2 & 2.3) • The proposal would harm this distinctiveness and the individual building and its details. (see paragraph 2.2) • Roof form is visible from long views down Regents Park Road. (see paragraph 2.2) • Any alteration to the roof shape is unlikely to be accepted. (see paragraph 2.1) • The flank wall extension would form an alien element in a dominant position in the elevation, which would destroy the contrast with the listed terraces in Chamberlain Street. (see paragraph 2.5) • No objection to the raising of the height of the back addition. (noted) 					

Site Description

The application site is a 3-storey, end of terrace building located on the western side of Regent's Park Road at the intersection with Chamberlain Street. The building is located within the commercial part of Regent's Park Road which is designated as a neighbourhood shopping and service centre. The site is within the Primrose Hill Conservation Area - sub area three 'Regent's Park Road North', and is a positive contributor to the character and appearance of the area.

The building is described within the conservation area appraisal as part of a small terrace of three-storey brick buildings. These buildings are stepped according to the topographical incline and are simply detailed with a mixture of original window arrangements, including sash and casement windows. These properties have projecting shop units at ground floor level, which are likely to have been built at the same time, or shortly after, the erection of the main buildings.

Relevant History

2013/5368/P - Installation of front and side rooflights, and a rear dormer window associated with loft conversion to provide 1x bedroom; replacement railings and glazed doors to front balcony at first floor level, insertion of a French door and obscurely glazed screen to side boundary at first floor level to provide for a new rear terrace; opening up of a ground floor side window, and replacement of second floor, front and rear windows. **Granted 21/10/2013**

2013/3723/P- Installation of rooflight, 2 dormer windows, changes to balcony railings and amenity roof terrace to rear elevation. **Application Withdrawn 19/08/2013.**

65 Regent's Park Road:

2008/4984/P - Erection of a dormer window extension in the front roof slope and a roof extension in the rear roof slope, to provide additional accommodation for the top floor flat. **Granted 13/01/2009.**

63A Regents Park Road

2012/6025/P - Roof conversion & erection of dormers at front and rear elevations, use of rear first floor flat roof as terrace with new doorway for access and alteration of first floor rear window from a window to glazed doors with balcony to existing flat (class C3). **Granted 07/01/2013**

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

Camden LDF Core Strategy 2010

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

CS19 Delivering and monitoring the Core Strategy

Camden Development Policies 2010

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Primrose Hill Conservation Area Statement 2001

Assessment

1. Detailed Description of Proposed Development

1.1 The proposal is for a roof extension to form a pitched roof with side gable above the parapet to Chamberlain Street with the addition of front and rear dormers. The proposal would see the existing roof retiled with traditional flat slate tiles. A new timber sash window would be added to the side extension which would have an increased height of 0.5m. An extension at first floor level to infill at the rear of the property to form a full width rear extension. The restoration of the windows on the front and rear elevations and opening of side blind window to Chamberlain Street. The timber window frames would be painted to match the existing.

1.2 The front dormer would be 1.3m wide, 1.6m deep and would be 2.3m in height. The rear dormer would be 2.48m wide, 2.48m deep and 2.3m high. The rear extension would have a depth of 3.4 sqm and width of 2.7m and an area of 9.7sqm and would join onto the existing study area.

2. Design

2.1 Policy DP25 of the LDF requires that all alterations and extensions to buildings within designated conservation areas are to preserve and enhance the character and appearance of the area. In addition, CPG 1 (Design) states that extensions are to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing, and respect and preserve the original design and proportions of the building, including its architectural period and style. The Primrose Hill Conservations Area statement states that roof extensions that change the shape and form of the roofs of the properties in Regents Park Road are unlikely to be acceptable.

2.2 The original proposal for the rear dormer was considered unacceptable. The rear dormer has been substantially reduced and its details have been amended in order to be in line with CPG 1. The dormers at the front and rear would be introduced to a roofscape which has already been broken by such additions, and the proposal would be in accordance with CPG 1 in this regard. The proposed roof extension would alter part of the shape of the roof, to form a pitched roof. The existing parapet would be retained and the gable end would be appropriately set in. The views from ground level would only see the edge of the moulding and would not allow the gable to be readily seen. There are existing street trees at the entrance on Chamberlain Street which are likely to obscure long views of the extension on Regents Park Road.

2.3 The front dormer is considered to be in keeping with the neighbours at no. 63 & 65 which have established a rhythm at the front of the terrace for dormer extensions. The front dormer would be slightly above the existing parapet when view from street level which is similar to the no. 63 & 65. A front dormer extension would keep the consistency at the front of property with the neighbouring properties and would preserve the current character of the terrace.

2.4 The dormers would not see the roof ridge raised and there would be sufficient space between the dormers and the ridge. The dormers are not full length, notably the rear dormer has been

reduce in size in order to be in line with the extension at no. 63. The front terrace exists and faces onto the street, as such it's continued used is not considered to cause harm to the Conservation Area. The choice of materials will complement the host building with the choice of lead cheeks, natural slate and timber framed windows.

2.5 The rear infill extension would not be visible from Chamberlain Street and would face onto the flank wall of 1 Chamberlain Street. There would be no fenestration on the side elevation facing onto no. 65. The proposed rear extension would remain a full storey below the height of the principal building and would be in line with CPG1. The addition in height of the side extension of 500mm is considered acceptable and would help to provide an adequate internal floor to ceiling height. The alterations and restorations to windows and insertion of a new window to the side extension is considered to be sensitively designed and are in keeping with the original property. The changes are considered to preserve the character of the property within the Conservation Area.

2.6 For the reasons listed above the proposed works are considered to be in keeping with the character and the appearance of the Conservation Area. The proposal is considered to be consistent with LDF policies CS14 and DP25 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

3. Residential Amenity

3.1 The proposed roof alterations are not considered to adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, visual bulk or sense of enclosure and is considered to be consistent with policy DP26.

3.2 The proposal would have a flat roof area accessible from an existing second floor rear window. Such a use would result in an unacceptable overlooking impact on adjoin and nearby properties. A condition would be added in order to prevent this area being used as a terrace. The roof extension would have windows which face onto the neighbouring properties across the road and this relationship happens throughout Regents Park Road and the distance between properties is not considered to lead to any overlooking concerns. The proposed terrace area to the front of the roof extension would be acceptable as the area looks onto the street.

Recommendation: Grant planning permission subject to conditions

DISCLAIMER

**Decision route to be decided by nominated members on Monday 15th December 2014.
For further information please go to www.camden.gov.uk and search for 'members briefing'**

Ms Aine McDonagh
Corkery Design Ltd
49 Winterbrook Road
Herne Hill
London
SE24 9HZ

Application Ref: **2014/6220/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

10 December 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat A
67 Regents Park Road
London
NW1 8XD

DECISION

Proposal:

Loft conversion involving the installation of front and rear dormers, a front roof terrace and erection of gable end, including first floor rear infill extension and increase in height of side extension.

Drawing Nos: 456/L/01, 456/L/02, 456/L/03, 456/L/04, 456/LOC/05, 456/L/06, 456/L/07, 456/L/08, 456/L/09, 456/L/11, 456/L/12, 456/L/13, Design, Access & Heritage Statement.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 if in CA of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 456/L/01, 456/L/02, 456/L/03, 456/L/04, 456/LOC/05, 456/L/06, 456/L/07, 456/L/08, 456/L/09, 456/L/11, 456/L/12, 456/L/13, Design, Access & Heritage Statement.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 No part of the flat roof area hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out

construction other than within the hours stated above.

- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to be paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment