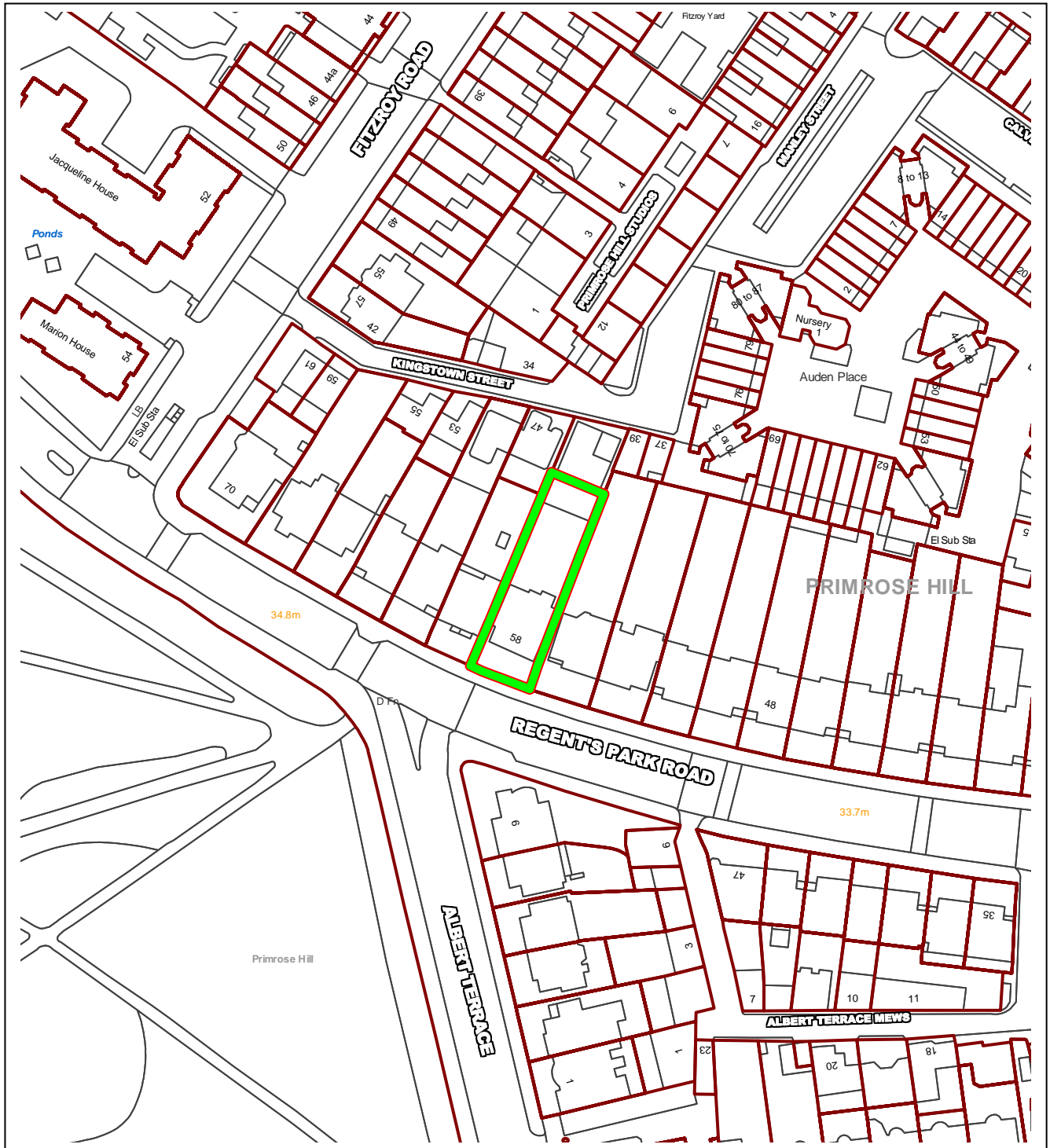


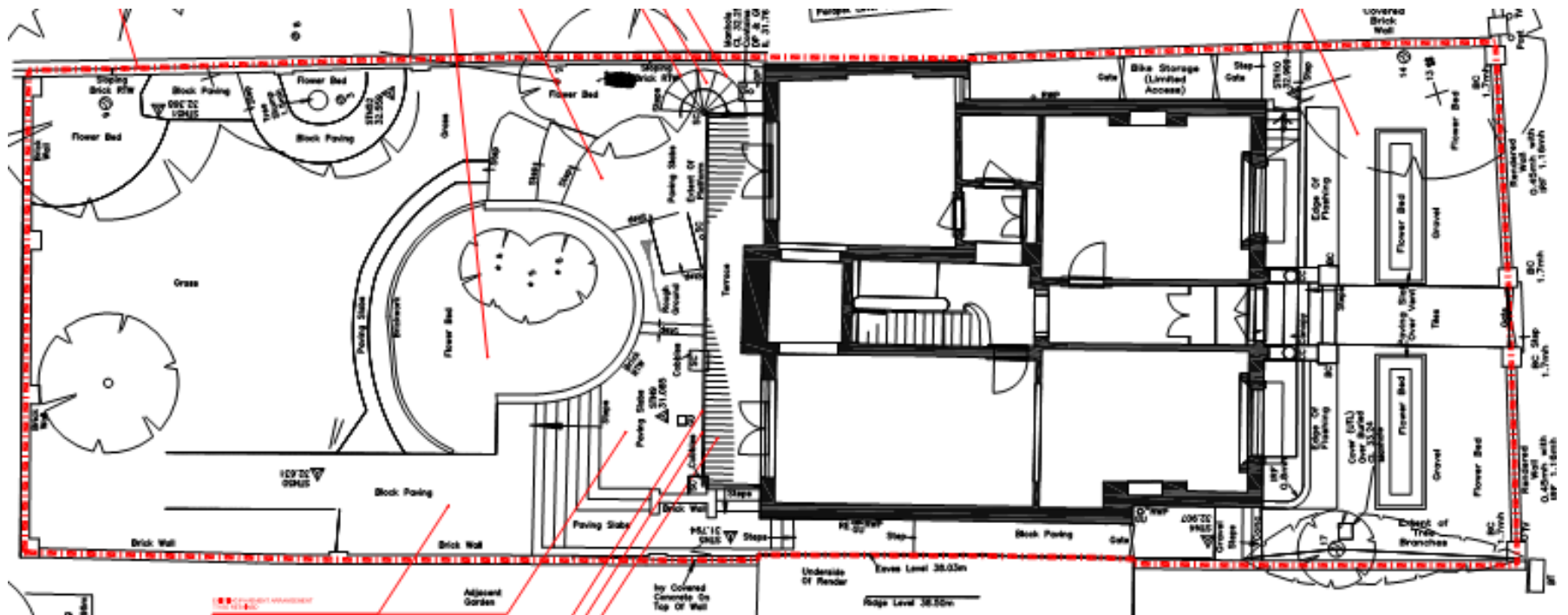
58 Regent's Park Road - 2015/0768/P



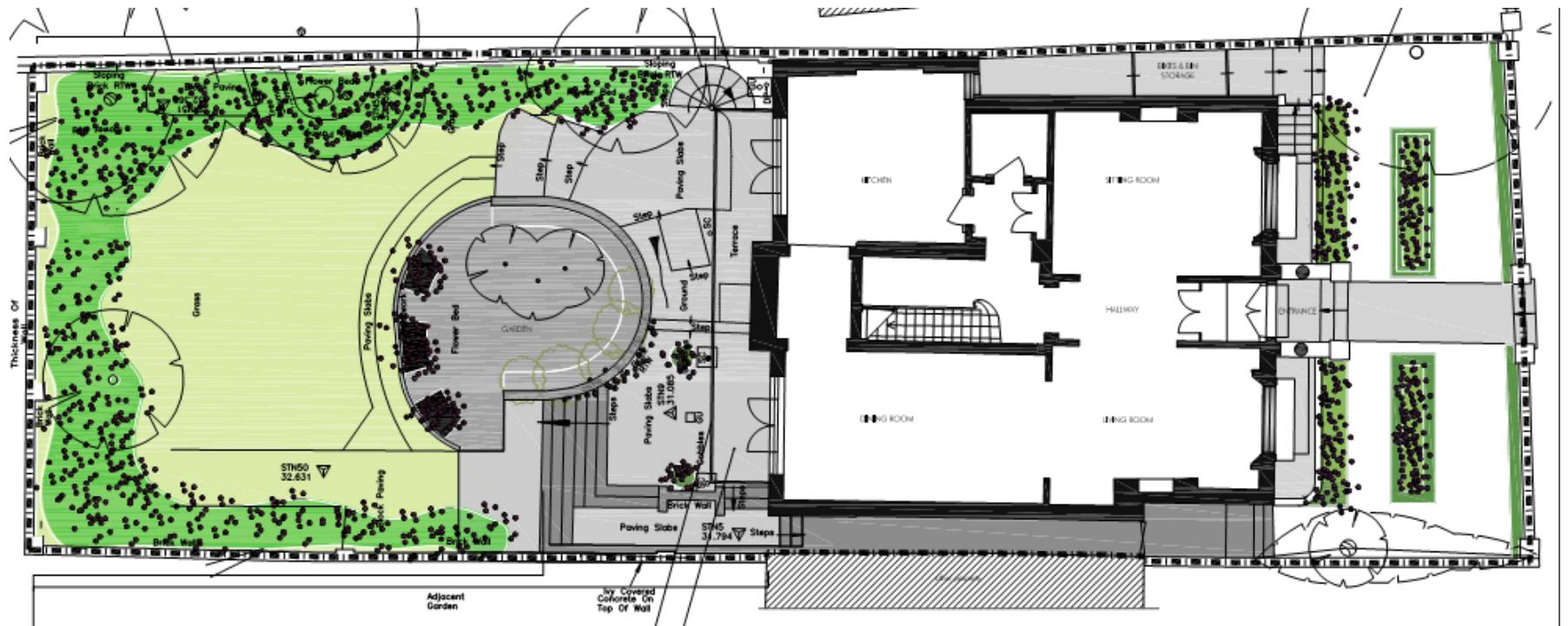
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**58 Regent's Park Road:
2015/0768/P**

Existing Landscaping



Proposed Landscaping



Front of Site



Rear of Site



Rear of Site



Location of Proposed Units



Side Elevation Towards No.



Side Elevation Towards No.



Under Balcony



Under the Steps



Side Gate



Members Briefing Report		Analysis sheet		Expiry Date:		06/04/2015	
		N/A		Consultation Expiry Date:		26/03/2015	
Officer				Application Number(s)			
Nanayaa Ampoma				2015/0768/P			
Application Address				Drawing Numbers			
58 Regent's Park Road London NW1 7SX				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to rear elevation comprising the replacement of existing railings at ground and first floors and replacement of existing wood flooring on ground floor terrace and stairs.							
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	08	No. of responses	02	No. of objections	02	
			No. electronic	00			

<p>Summary of consultation responses:</p>	<p>The application was publicised in the Ham and High newspaper between 05/03/2015 to the 26/03/2015 and a Site Notice was displayed at the site for a period of 21 days between 27/02/2015 to 20/03/2015.</p> <p>Neighbouring properties were also notified via direct letters. Neighbour objections were received from:</p> <ul style="list-style-type: none"> • Ground floor 56 Regents Park Road • 47 Kingstown Street <p>These comments can be summarised as follows:</p> <ol style="list-style-type: none"> 1. Proposed light fittings should angled away from neighbours and switched off at reasonable hours as there is a bedroom at the rear of no.56 Regent's Park Road that would suffer as a result. 2. Details submitted do not clearly show the actual garden design of the lighting and therefore it is unclear what impact it will have. <p><i>Officer response: The proposed lighting element has been removed from the scheme.</i></p>
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<p>CAAC/Local groups comments:</p>	<p>Primrose Hill Conservation Area Advisory Committee:</p> <ul style="list-style-type: none"> • No objection to decking and railings proposed • Objection to proposed lighting as this would be harmful to the conservation area and not compliant with policy DP26 or the NPPF. • We would be happy to reconsider proposals which effectively addressed the issues on artificial lighting. <p><i>Officer comment: As stated above the proposed lighting element has been removed.</i></p>
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Site Description

The host property is a large three storey detached house which has been finished in white render. The property has recently been refurbished. At the rear of the property there is a good sized garden with landscaping. The application site falls within the Primrose Hill Conservation Area and also has Article 4 status.

Relevant History

2015/1907/P: Installation of trellis to the rear garden of the property – **Pending Consideration**

2015/0680/P: Installation of 2x air conditioning plants and acoustic enclosures to the rear of the property (Class C3). - **Pending Consideration**

2015/0768/P: Alterations to rear elevation comprising the replacement of existing railings at ground and first floors and replacement of existing wood flooring on ground floor terrace and stair, along with the installation of light fittings in the rear garden. – **Pending consideration**

2012/5751/P: Excavation to create enlarged lower ground floor beneath front garden, erection of rear extension at lower ground and upper ground floor level with upper ground floor level terrace and steps to the rear garden, alterations to east side elevation and associated new landscaping all in connection with existing dwellinghouse (Class C3). – **Grant 19-12-2012**

2012/4042/P: Excavation of basement under front garden, erection of rear extension at lower ground and ground floor level with ground floor level terrace with steps to garden, creation of terrace at rear first floor level, alterations to fenestration and associated new landscaping all in connection with existing dwellinghouse (Class C3). – **Refused 26-09-2012**

2003/3681/P: Erection of a first floor rear conservatory and window; a second floor rear balcony with French doors and a rear parapet for a flat roof, to provide additional internal headroom to the third floor and new rooflights. – **Grant 13-02-2004**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2015 consolidated with alterations

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 Design (2014)

CPG6 Amenity (2011)

Primrose Hill Conservation Area (2000)

Assessment

Proposal

1.1 The application seeks planning permission for:

- Alteration to balustrade
- Timber flooring replaced with block paving.

Amendment

2.1 Due to neighbour and officer concerns the proposed lighting scheme was removed as part of the landscaping design.

Discussion

3.1 The proposed works require permission by virtue of the Article 4 placed on the property on 3rd March 1983. This removed Permitted Development Rights in the Conservation Area for the following:

- extending a property
- constructing a hard standing
- erecting gates, fences, or walls next to the highway
- constructing a means of access to a highway
- painting exterior brickwork visible from the highway

3.2 Given the nature, location and extent of works proposed, there will be no detrimental impact on amenity. The main area for consideration is design.

3.3 Policies CS14 and DP25 require that all alterations in conservation areas and listed buildings respect and enhance the character of the area and location. The Council will only give permission to those developments that preserve or enhance the character and appearance of the area. This is further supported by policies CS5 of the Core Strategy and DP24 of the Development Policies which state that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standard in terms of the character, setting, context, form and scale to the existing building and the general area

3.4 As the lighting element has subsequently been removed what is proposed is relatively minor and would not normally require planning permission. The alteration to the balustrade and flooring would have no impact on the character of the host property or the conservation area as the proposed materials are sympathetic and appropriate and would not detract from the setting of the building. Therefore the development complies with the above policies on design and they would respect the character and location of the site. The development also respects the spirit of the Article 4 Directive, which aims to protect the setting and character of the property from being eroded.

3.5 The proposed hard standing/landscaping works at the rear would not lead to the loss of any trees or increase any likelihood of flooding.

4.1 **Recommendation:** Grant conditional planning permission.

DISCLAIMER: Decision route to be decided by nominated members on 26th May 2015. For further information please go to www.camden.gov.uk and search for 'Members Briefing'

Mrs Gloria Da Via
GAD Design
8 Bailey Mews
London
W4 3PZ

Application Ref: **2015/0768/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 2188

20 May 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**58 Regent's Park Road
London
NW1 7SX**

DECISION

Proposal:

Alterations to rear elevation comprising the replacement of existing railings at ground and first floors and replacement of existing wood flooring on ground floor terrace and stair.

Drawing Nos: A.001.LP, Block plan, A.102.EX, A.103.EX, A.202.PR Rev A, A.203.PR.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: A.001.LP, Block plan, A.102.EX, A.103.EX, A.202.PR



Rev A, A.203.PR.

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

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 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.

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