

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, sitting, 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'