

Delegated Report		Analysis sheet		Expiry Date:		06/04/2015	
		N/A		Consultation Expiry Date:		26/03/2015	
Officer				Application Number(s)			
Nanayaa Ampoma				2014/7971/P			
Application Address				Drawing Numbers			
38 Regent's Park Road London NW1 7SX				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Conversion of 2 flats into 1 (Class C3) involving demolition of side and roof extension and erection of side extension at first and second floor, rear extension at second floor, third floor terrace and roof extension.							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	24	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>The application was published between 05/03/2015 and 26/03/2015.</p> <p>A Site Notice was also displayed at the site for a period of 21 days between 04/03/2015 and 25/03/2015.</p> <p>No neighbour comments have been received.</p>					

**CAAC/Local groups*
comments:**

*Please Specify

CAAC: Previous to the designation of the area there were several works which harmed the character of the now conservation area. The notion that, such harm done, more harm is acceptable is wholly contrary to the intent of conservation area legislation and to current national and borough policy.

We object particularly to the proposed additions at second, third, and fourth floor which would seriously harm the form of the roof, and disrupt the surviving pattern of roofs in the group of houses of which 38 is a part. The proposals for the infill at third floor level is particularly damaging. The proposals are seriously harmful to the character and appearance of the conservation area: they neither preserve nor enhance its character and appearance.

Officer response: see section titled Design for comments on the design of the proposal.

Site Description

The host property is a large three storey terrace house which has been finished in render. The application site falls within the Primrose Hill Conservation Area and also has Article 4 status. The property shares a boundary with no.36 Regents Park Road which has been identified as a building of architectural and historic interest. The property at no.38 has been identified as making a positive contribution to the Conservation Area under the local conservation area appraisal. The site is currently four flats with permission to convert the lower ground flats into one unit (2013/1041/P).

Relevant History

2013/1624/P: Excavation to create sunken garden room at basement level with roof terrace above at north end of rear garden to provide ancillary accommodation to existing residential dwelling (Class C3). – **Granted 10/10/2013**

2013/1041/P: Erection of front, side and rear extensions with rear 1st floor roof terrace, including basement excavation and various external alterations, and conversion of two flats at lower ground, ground and first floor levels to one maisonette (Class C3). – **Granted 10/10/2013**

2013/1376/C: Demolition of side and rear extensions, erection of front, side and rear extensions to create an enlarged flat on lower ground floor, ground and first floor and a new staircase to upper floor flats – **Withdrawn 4/7/2013**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2015 consolidated with alterations

LDF Core Strategy and Development Policies 2010

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

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) Chapter 2, 3
CPG6 Amenity (2011) Chapter 6 and 7

Primrose Hill Conservation Area (2000)

Assessment

Proposal

The application seeks planning permission for the development of a roof dormer, a side infill extension at second and third floor with terrace, the demolition and rebuilding of the roof extension and a rear extension at lower ground, ground and second floors. The proposed rear extension at lower ground and first floor have already been assessed and deemed as acceptable under planning permission 2013/1041/P. There have been no significant policy developments since its approval. Therefore it is not necessary to reconsider this element here.

Additionally, the property seeks permission for the conversion from two flats into one at second and third floor. The property is currently divided as a one bedroom flat at third floor and a two bedroom flat at second floor. The flats would be joined through the removal of the side stairs and the introduction of an internal stairway. The property would then become a large four bedroom flat.

The main issues for discussion are:

- Land use
- Design
- Amenity
- Access and Sustainability
- Highways

Land use

Core Strategy policy CS6 states that the Council seeks to maximise the supply of homes and minimise their loss, as housing is considered to be a priority land use of the Camden Local Development Framework. This is further supported by Development Policy DP2. This looks to protect the borough's housing stock by resisting developments that would lead to a net loss of more than two units and also with the loss of any significant amount of housing floor space. The Council does not seek to resist schemes that would lead to the loss of only one unit.

As the proposed loss would be to one unit only, officers are not inclined to resist the proposal in principle.

Design

Camden policies CS14 of the Core Strategy and DP24 of the Development Policies states that the Council will require all developments to be of the highest design standards in terms of the character, sitting, context, form and scale to the existing building and the general area. Policies CS14 (Core Strategy) and DP25 (Development Policies) states that the Council will only give permission to developments in Conservation Areas if they preserve or enhance the character and appearance of the area. In this particular case it is also important to consider whether the development would adversely affect the appearance of the architectural or historic interest in relation to the neighbouring listed building and historic mews in compliance with CS14, DP24 and DP25.

Supplementary design guidance contained within CPG 1 (Design) provides details on how the above policies will be applied for extensions and roof developments. This states that roof alterations or additions are likely to be unacceptable if they would have an adverse impact on the skyline, the appearance of the building or the surrounding street scene. This includes:

- Those developments in an unbroken roofline that are largely unimpaired by alterations or extensions
- Buildings designed as a complete architectural composition and the proposed development would undermine the style or roof level.
- Where the scale and proportions of the building would be overwhelmed by an additional roof extension.

In relation to infill and rear extensions CPG 1 states that Infill extensions will not be considered acceptable where:

- significant views or gaps are compromised or blocked;
- the established front building line is compromised;
- the architectural symmetry or integrity of a composition is impaired;
- the original architectural features on a side wall are obscured; or
- access to the rear of a property is lost.

The local conservation area statement notes that “*the general presumption should therefore be in favour of retaining such buildings. Although not listed, the Government requires that proposals to demolish these buildings should be assessed against the same broad criteria as proposals to demolish listed buildings*” (p.24). New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings. However the proposal of the glass box at roof level together with the extension both fail to adhere to the above stated principles.

The property, like many others on the road, currently benefits from an infill at its side elevation. This current side extension is higher than the neighbour's at no.36. This was given permission before the area was designated. As such the proposal to replicate the infill at no.36 and at other properties nearby, in terms of height, materials and design is welcomed as it would result in a symmetrical and balanced front elevation (without the additional terrace and roof development). Furthermore, the windows at no.36 would be replicated. The infill side extension, in isolation, is supported because this element has been influenced by the architectural importance of the composition buildings. Therefore it would enhance the architectural relationship between the site and no.36. However the additional glazed elements at third floor including the rear extension together with the proposed roof extension fail to enhance or respect the conservation area.

The proposal to build an all-round glazed terrace at third storey level and a glass extension at roof level would represent a complete departure from what can currently be seen in the conservation area by way of development, materials and design. The proposed terrace would be visible at street level and thus would have the impact of immediately altering the character of the conservation area by creating an incongruous element in the roofline. This would be particularly exacerbated by the proposed full glazed box extension at roof level.

It should be noted that there is currently an extension at roof level. This employs more traditional materials and is smaller in scale than what is being proposed here. However it is also important to note that this extension has taken away from the properties historic value and harmed the character of the conservation area. Therefore it is argued that it does not represent a precedent in the conservation area. Simply because a negative development already exists in the conservation area it would be irresponsible to encourage more of the same. Under the current framework the existing roof

terrace would not be approved. The current extension was given permission before the area was designation in 1971. Its status was revised to help protect the area and stop further harm.

The scale and design of the proposed roof extensions and terrace are not only too large for the host building as they would detract from its special architectural character, they would also have the result of adversely impacting the setting of the listed building at no.36 Regents Park Road by detracting from views to the property. The rear extension at third floor would be higher than the neighbouring property at no.36 Regents Park Road where as currently it is at a lower level. This would compete with the neighbouring building rather than complement it. Completely infilling the gap at third and fourth floors with the glazed terrace would also compromise the gap between the terraces, which is characteristic of the properties in the area. In addition, the glazed materials proposed would only serve to further accentuate the inappropriate development which conflicts with the character of the host building, the conservation area at large and the listed building.

The squaring off of the existing curved dormer is also not supported because it is considered that while this may not have been part of the properties original feature, the current dormer represents a historic and positive contribution to the property that is worth protecting. The proposed rectangular dormer relates to the box extension but appears out of keeping with the property itself.

As a result of the above, the proposal at third, fourth and roof floor are considered unsympathetic to the context and the character of the property; would have a significantly harmful impact on the architectural composition of the host building and the listed building; would harm the symmetry of the terrace; and would detract from the appearance of the existing area. The development therefore fails to comply with design guidance and policies.

Amenity

Under planning guidance CPG6, all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life of existing and future occupiers and neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.

No windows or structures would be built in such a way as to impact on their privacy or enclosure. The proposed rear extension at second floor would project very minimally from the existing rear extension at no.36. However this projection would be 0.6 metres. This amount is too small to have any real impact on sunlight or overshadowing to the property. Therefore the development is acceptable on amenity grounds.

Access and Sustainability

Policy DP6 requires all new housing developments comply with Lifetime Homes requirements as far as is reasonable. The application relates to existing flats. The applicant has submitted details in relation to the 16 Lifetime Homes criteria in accordance with Council policy. These details are considered adequate.

Highways

The highways officer has confirmed that a car free S106 would not be necessary for the new unit as it would be a reduction in C3. Additionally, although the property is in a conservation area the proposed works are not extension enough to require any highways contributions or construction management plan.

RECOMMENDATION: REFUSE PLANNING PERMISSION