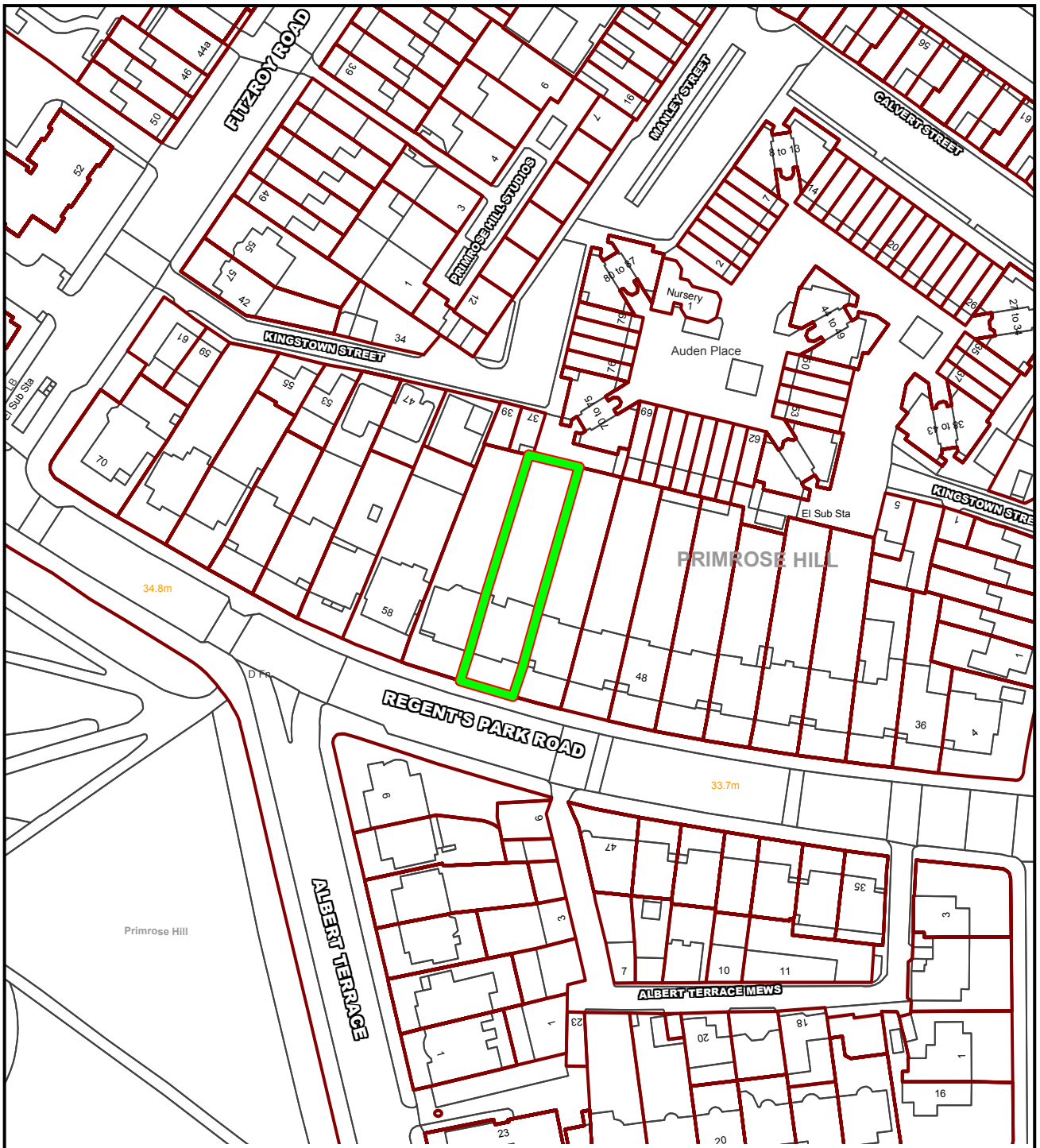


2015/2786/P

54 Regents Park Road





1. Front façade



2. Adjacent property – number 56 Regents Park Road



3. Rear façade



4. Relationship with number 52 Regents Park Road



5. Rear façade



6. Relationship with number 56

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	13/07/2015
		N/A		Consultation Expiry Date:	25/06/2015
Officer			Application Number(s)		
Rachel English			2015/2786/P		
Application Address			Drawing Numbers		
54 Regent's Park Road London NW1 7SX			See draft decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Lowering of existing lower ground floor level including front lightwell. Erection of front and rear extensions at 2nd floor level and single storey extension at rear lower ground floor level with terrace and metal railing above. Increase in width of side dormer to roof, creation of new terrace at 3rd floor level with metal railing and enlargement of existing rear windows. Installation of replacement front dormer window. Conversion from 2 x flats to 1 x single family dwellinghouse.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	05	No. of objections	05
			No. Electronic	00		
Summary of consultation responses:	<p>Site notice displayed from 03/06/2015 until 24/06/2015 Press notice displayed from 04/06/2015 until 25/06/2015</p> <p>Five objections received from the following addresses – Basement flat 52, 52, 56, Flat 3 56 Regents Park Road with concerns about:</p> <ul style="list-style-type: none">1) Excavating foundations2) The submitted BIA provides no calculations to support the assumptions regarding heave and settlement or horizontal movement.3) There is no estimate of proposed damage to neighbouring properties in terms of Burland categories.4) The water table is very high here and there was flooding at number 50. Concerns over flooding risk.5) The mature lime trees in the rear garden are not shown on the drawings and would need to be removed6) Rear extension larger in scale than anything that has previously been allowed7) Loss of privacy as a result of balconies/terrace8) Noise and disturbance as a result of building works and water pump9) Noise as a result of proposed terraces10) Impact of basement excavation on character of the building11) Terraces will be out of keeping with visual amenity and reasonable requirements of a Conservation Area <p><u>Officer response</u></p> <ul style="list-style-type: none">1) Noted2) 3) and 4) See basement section 5 below5) See section 6 below6) The single storey extension with terraces was approved under permission 2014/7956/P.7) 8) and 9) See section 4 below10) and 11) See section 3 below					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Primrose Hill CAAC – strong objection</p> <ul style="list-style-type: none">1) It seems necessary to remind Camden that the Council has a statutory duty to seek to preserve or enhance the character and appearance of conservation areas, and that the means of achieving this is set out in formally agreed policy.2) The proposed rear addition would raise this element of the building to eaves level. This would be directly contrary to Camden’s most recently approved planning policy guidance. We advise that the					

surviving stair enclosure in its form and height expresses the provision of a major, formal, stair to the main floors of the building. The upper floor was accessed by a different stair, so the height of the stair enclosure itself expresses the hierarchy of levels (main levels and service levels) within the original house. The proposal would destroy this distinctive character, and so harm the character and appearance of the conservation area contrary to the specific points in CPG 1, that is, it would not respect or preserve the original design and proportions of the building (2), it would not respect or preserve existing architectural features (3), and it would not respect or preserve the historic pattern of the surrounding area (4).

The proposals are contrary to CPG 1 at 4.13 which specifically states 'In most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.' The proposal is to build to eaves level, so against this clear statement. In doing so, it harms the balance of the rear elevation and the distinctive character of the roof. It also goes above the general height of neighbouring additions. This would set a dangerous precedent in terms of harm to the character and appearance of the conservation area.

- 3) The basement: the further excavation of the basement exacerbates the already crude and disproportionate nature of the design of the approved back addition at lower ground floor level. This disproportion is clear from a comparison of the glazed area at lower ground level at no. 52 and that proposed at no. 54. It is clearly contrary to Camden's approved policies as set out in our advice above.
- 4) The application proposals would be harmful to the character and appearance of the conservation area: they would fail to preserve or enhance its character and appearance.

Officer response

- 1) This is noted
- 2) The extension of the existing rear rotunda to third floor level has been removed from the proposals following Officer's advice.
- 3) And 4) The proposal involves the lowering of the existing basement by just 0.5metres which would not significantly alter the appearance of the rear façade. See design section 3 below.

Site Description

The site comprises a semi-detached, Italianate villa with five storeys including rooms in the roof and a lower ground floor. The building is currently divided into two flats. The site lies within the Primrose Hill Conservation Area and it is noted in the Conservation Area statement as making a positive contribution to the character and appearance of the conservation area.

The building has a small existing terrace at upper ground floor level, first floor and second floor levels and an external staircase leading down to the garden.

Relevant History

Application site

Planning permission was granted on 28/04/2015 for the erection of a single storey rear extension at lower ground floor level with terrace and metal railing above. Erection of front and rear extensions at 2nd floor level. Increase in width of side dormer to roof, creation of new terrace at 3rd floor level with metal railing and enlargement of existing rear windows. Installation of replacement front dormer window. Conversion from 2 x flats to 1 x single family dwellinghouse (ref 2014/7956/P)

Planning permission was granted on 20/12/1983 for the change of use including works of conversion and the erection of a part single, part two-storey side extension to provide two self-contained maisonettes and a terrace at front and rear second floor levels (ref 36997)

Planning permission was granted on 24/10/1980 for change of use including works of conversion and the erection of a part four storey side extension and a part first and part second floor side extension to provide two self-contained maisonettes and a terrace at third floor level (ref 30968).

Planning permission granted on 12/06/1972 for the erection of a single storey extension at the side of 54 Regents Park Road (ref 12964)

Planning permission granted on 26/05/1965 for erection of studio at first floor level at 54, Regents Park Road, Camden. (ref CTP/J10/15/1A/P1)

50 Regent's Park Road

Planning permission was granted on 05/03/2007 for alteration to front steps, enlargement of existing front lightwell, removal and replacement of TPO tree and erection of new single storey rear extension with terrace above to single family dwellinghouse. (ref 2006/5083/P)

Relevant policies

Local Development Framework 2010

Core Strategy

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

Development Policies

DP2 (Making full use of Camden's capacity for housing)

DP5 (Homes of different sizes)

DP6 (Lifetime Homes Standards)

DP23 (Water)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours).

DP27 (Basements and Lightwells)

DP28 (Noise and vibration)

Camden Planning Guidance

CPG1 (Design) 2015

CPG2 (Housing) 2015

CPG4 (Basements and Lightwells) 2015

CPG6 (Amenity) 2011

Primrose Hill Conservation Area Statement 2000

London Plan March 2015, consolidated with alterations since 2011

NPPF 2012

Assessment

1.0 Proposal

1.1 Planning permission is sought for the:

- Lowering of existing lower ground floor level by 540mm including front lightwell.
- Creation of slope down towards front lightwell and creation of new steps
- Insertion of new linear rooflight towards rear of roof
- Erection of a single storey rear extension with new external staircase at lower ground floor level,
- Creation of terrace with balustrade at rear upper ground floor level
- Erection of front extension at 2nd floor level
- Increase in the width of the side dormer to the roof,
- Creation of new terrace at 3rd floor level with metal railing and enlargement of existing rear windows.
- Installation of replacement front dormer windows
- Conversion from 2 x flats to 1 x single family dwellinghouse.

1.2 Planning permission was granted earlier this year for similar proposals (ref 2014/7956/P). This application differs in that it proposes the lowering of the existing lower ground floor level and proposed changes to the front lightwell and installation of new steps. Also proposed is a new rooflight.

1.3 Following Officer's advice the proposals have been revised, removing the extension of the rear curved stair core/rotunda to third floor.

1.4 This application is assessed in terms of

- Principle of the use
- Design and impact on the host building and surrounding Conservation Area
- Impact on adjoining occupiers
- Basement impact
- Impact on Trees

2.0 Principle of the use

2.1 The proposals involve the conversion of the two flats into one single family dwellinghouse. This principle was approved under planning permission 2014/7956/P. Policy DP2 (f) stipulates that development will be resisted where it would involve the loss of two or more homes. The proposals would not result in a net loss of residential floorspace which policy DP2 seeks to protect. The proposed use for single family dwelling house is considered to be an appropriate land use at the site.

3.0 Design and impact on host building and surrounding Conservation Area

3.1 The majority of the proposed extensions and terraces have been approved under planning permission 2014/7956/P. This application seeks to add the lowering of the existing lower ground floor by 540mm including lowering the proposed single storey rear extension and the existing front bay window. Views of the proposed basement from the street would be limited. The proposed new steps and extended bay window would mirror those at number 56 Regents Park Road (the other half of the semi-detached pair) and would not harm the appearance of the existing dwelling or the Primrose Hill Conservation Area.

3.2 The Primrose Hill CAAC have objected to the proposed increase in height of the existing rear stair rotunda as it would be contrary to guidance contained in CPG1 with the extension finishing at eaves height. The Applicant has been removed this from the proposals following advice from Officers.

3.3 There are no objections in design terms to the proposed insertion of a new linear rooflight towards the rear of the roof.

3.4 Given the above, the proposals are considered acceptable in conservation and design terms and would comply with policies DP24 and DP25.

4.0 Impact on amenity of adjoining occupiers

4.1 Concerns have been raised from neighbouring properties about possible noise from the roof terraces. The building would be used as a dwellinghouse therefore would be unlikely to give rise to anymore unacceptable noise than the existing two flats.

4.2 Concerns have been raised from neighbouring occupiers about loss of privacy as a result of the proposed balconies. They would remain as per the approved scheme. The applicant proposes to install planter boxes at each side of the upper ground floor terrace to reduce overlooking to adjacent windows. As with the previously approved application it is recommended that a condition is added to ensure that the planter boxes are installed before the terrace is used and that submission of the proposed species of the plants be submitted to ensure sufficient screening.

4.3 Noise concerns from the construction and water pump has been raised by neighbouring properties. Any noise and disturbance caused by the building works are not considered to be a reason to refuse the application. An informative is added to the draft decision that highlights that under the Control of Pollution Act 1974 building work should not be heard at the boundary of the site outside 0800 and 1800 Monday to Friday and 0800 and 1300 on Saturday and not at all on Sundays and Public Holidays. Due to the limited extent of excavation (only 540mm) and location of the site, it is not considered necessary to secure the submission of a Construction Management Plan.

4.4 The proposals would not give rise to any unacceptable loss of light for adjoining occupiers. As such the proposals would not unacceptably harm the amenity of adjoining occupiers.

5.0 Basement impact

5.1 The application proposes the lowering of the existing lower ground floor level by 540mm which involves the excavation of up to 1metre below the existing lower ground level. The site lies in an area with slope stability constraints. The Applicant has submitted a Basement Impact Assessment by Form Structural Design Ltd with the supporting BIA review by Chord Environmental Ltd. This has been independently audited by basement consultants Campbell Reith who considered that four areas of the BIA required further work. These included 1) No assessment of ground movements of ground movements associated with underpinning and potential building damage has been submitted 2) No reference to whether neighbouring properties have basements has been submitted 3) Further

monitoring and confirmation required winter groundwater level and 4) No proposal for condition surveys and outline structural monitoring plan provided.

5.2 Neighbouring properties have raised concerns about shallow groundwater and risk of flooding as a result of the proposed works, the lack of calculations to support estimate of ground movement and horizontal movement and that there is no Burland scale submitted as part of the BIA.

5.3 In response to the comments made by Campbell Reith and neighbouring properties the Applicant has submitted further information which includes details of the potential Burland Damage Category, proposals for condition surveys and structural monitoring (pre, during and post construction of potential affected neighbouring properties).

5.4 The BIA findings show that the proposed basement will increase impermeable surfacing by approximately 25m². All additional flows are to discharge to the existing drainage and it is accepted that impacts to the hydrological environment will be negligible. All additional flows are to discharge to the existing drainage and it is accepted that impacts to the hydrological environment will also be negligible. The flood risk assessment concludes that flood risk is low. The Burland Damage Category estimate is that damage to neighbouring properties should not exceed Burland Damage Category 1. Slope angles at and around the site are <7° and it is accepted that risks from slope stability are negligible.

5.5 As such the independent review by Campbell Reith concluded that the BIA is adequate and in accordance with policy DP27 and guidance contained in CPG4 (Basements and Lightwells) 2015. The applicant has satisfactorily demonstrated that the propose lowering of the existing lower ground floor level by 540mm would not cause harm to the built and natural environment and would not result in flooding or ground instability. No further details have been requested and it is not considered a Basement Construction Plan is required. A condition to ensure the excavation is carried out by qualified engineers is recommended.

6.0 Trees

6.1 The Applicant has submitted a Tree Survey and Report which indicates the location of the nearest trees. The report and survey has been considered by the Council's Tree Officer. No trees would be adversely affected as a result of the proposals.

7.0 Recommendation

7.1 It is recommended that planning permission be granted subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 9th November 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Gordon Young
Say Architects Ltd
45 Mitchell Street
London
EC1V 3QD

Application Ref: **2015/2786/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

4 November 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

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

DECISION

Proposal: Lowering of existing lower ground floor level including front lightwell and creation of new front steps. Erection of front and rear extensions at 2nd floor level and single storey extension at rear lower ground floor level with terrace and metal railing above. Increase in width of side dormer to roof, creation of new terrace at 3rd floor level with metal railing and enlargement of existing rear windows. Installation of replacement front dormer window. Conversion from 2 x flats to 1 x single family dwellinghouse.

Drawing Nos: (P(01)) 01, 02, 03, 04, (P(02)) 01, 02, 03, 05, 06, 07, 08, 09, 10, 21A, 22A, 23, 24A, 25A, 26A, 27, 28A, 29, 30A, (P(03)) 01 and 02A, 04.06.15revA, Design and Access Statement dated 14th July 2015 revA, Basement Impact Assessment prepared by Form Structural Design revision V2, Basement Impact Assessment Addendum to Stage 1 dated 7th October 2015, letter from Chord Environmental Ltd dated 21st August 2015, 3-page structural calculations and Skerratt Tree Survey Report dated 04.06.15.

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 policies DP24 and DP25 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: (P(01)) 01, 02, 03, 04, (P(02)) 01, 02, 03, 05, 06, 07, 08, 09, 10, 21A, 22A, 23, 24A, 25A, 26A, 27, 28A, 29, 30A, (P(03)) 01 and 02A, 04.06.15revA, Design and Access Statement dated 14th July 2015 revA, Basement Impact Assessment prepared by Form Structural Design revision V2, Basement Impact Assessment Addendum to Stage 1 dated 7th October 2015, letter from Chord Environmental Ltd dated 21st August 2015, 3-page structural calculations and Skerratt Tree Survey Report dated 04.06.15.

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

- 4 Details of the proposed plants and planter boxes shall be submitted to and approved in writing by the local planning authority. They shall be erected prior to commencement of use of the roof terrace at upper ground floor level and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 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