



Our Ref: 15371/SH/ks
Your Ref: PP-04736659
Email: sharper@firstplan.co.uk
Date: 18 January 2016

Chief Planning Officer
Development Management
Camden Borough Council
Second Floor
5 Pancras Square c/o Town Hall
Judd Street
London
WC1H 8JE

Dear Sir/Madam,

APPLICATION FOR PLANNING PERMISSION AND DEMOLITION IN CONSERVATION AREA FOR DEMOLITION OF SIDE EXTENSION AND ERECTION OF FRONT AND SIDE EXTENSION AT FIRST AND SECOND FLOOR, REAR EXTENSION AT SECOND FLOOR, CREATION OF A THIRD FLOOR ROOF TERRACE, AND EXTERNAL ALTERATIONS IN ASSOCIATION WITH THE AMALGAMATION OF TWO FLATS INTO ONE FLAT 38 REGENT'S PARK ROAD, LONDON, NW1 7SX

We are instructed by our client, Mr Steven Novick, to submit a planning application for the demolition of the existing side extension and erection of a replacement front and side extension at first and second floors, side and rear extension at second floor and creation of a third floor roof terrace to the rear, in association with the conversion of two flats into one at the above site. This application has been submitted via Planning Portal (ref: PP-04736659).

This application follows the grant of planning permission, in October 2013, for the erection of front, side and rear extensions at first and second floors (ref: 2013/1041/P). This current application seeks to build on that approval; in particular, to provide side and rear extensions at second floor and the creation of a third floor rear roof terrace, together with associated external alterations.

The application is comprised of the following information, which has been attached:

- Completed forms and Certificate B;
- CIL requirement form;
- Planning Statement, included within this letter;
- Heritage Impact Statement, included within this letter;
- Design & Access Statement, prepared by The Drawing Room;
- Drawing 101 Rev B: Site Location Plan;
- Architectural drawings, prepared by The Drawing Room:
 - Drawing 102 Rev A: Site Plan and Roof Plan;
 - Drawing 103 Rev A: Existing Floor Plans;
 - Drawing 104 Rev A: Existing Plan and Side Elevation;

- Drawing 105 Rev A: Demolition Floor Plans (Second and Third Floor);
- Drawing 106 Rev A: Demolition Floor Plans (Fourth Floor);
- Drawing 107 Rev B: Proposed Floor Plans (First, Second and Third Floor);
- Drawing 108 Rev A: Proposed Plan and Side Elevation (Fourth Floor);
- Drawing 109 Rev A: Existing Elevations;
- Drawing 110 Rev A: Proposed Elevations;
- Drawing 111 Rev B: Proposed Section A-A;
- Drawing 112 Rev D: Proposed Section B-B;
- Drawing 113 Rev A: Existing Section A-A;
- Drawing 114 Rev A: Existing Section B-B;
- Existing Photographs contained within Design and Access Statement;

The requisite planning fee of £385.00 has been paid online via Planning Portal. The remainder of this letter sets out our supporting statement with regard to the proposed scheme.

Site Description

The application site is located on the north side of Regents Park Road, between the junctions with Fitzroy Road and Princess Road. It lies within the Primrose Hill Conservation Area and is situated adjacent to no. 36 Regents Park Road, which is a Grade II listed building. The application site itself is not listed.

Number 38 forms a five storey plus lower ground level building, comprised of four flats. The fourth floor comprises a glazed roof pod. The application relates solely to the upper two flats, set out over the second floor, and the third and fourth floors, respectively, together with the associated communal stairwell.

Relevant Planning History

Planning permission was granted on 12 October 1981 for side and rear extensions at second floor across both nos. 36 and 38 Regents Park Road (ref: CTP/J10/15/D/32120). This was only partially implemented, on the side of no. 36.

In October 2013, planning permission was granted for erection of front, side and rear extensions with rear first 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) (ref: 2013/1041/P).

A further planning permission was simultaneously granted for excavation to create a 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) (ref: 2013/1624/P).

Planning permission was refused in July 2015 for conversion of the two flats into one (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 (ref: 2014/7971/P). This application related to the two flats which are subject of this planning application, and the refusal was based on design and heritage grounds only, as follows:

“1. The second floor and roof extensions, by reason of their design, height, bulk and massing, would harm the character and appearance of the conservation area and the setting of the listed building at no. 36 Regents Park Road. As such the proposal would be contrary to policies CS5 (Managing the impact of growth and development) and CD14 (Promoting high quality places and conserving our heritage) of the London Borough of Local Development Framework Camden Core Strategy and policies DP24 (Securing high quality

design) and DP25 (Conserving Camden’s heritage) of London Borough of Camden Local Development Framework Development Policies.”

The proposals now put forward seek to overcome these concerns.

Proposals

The application proposals seek to build upon the approved scheme of 2013, ref: 2013/1041/P, in order to secure consent for the following elements:

- External alterations comprising:
 - Second floor rear and side extensions;
 - Installation of sliding glazed doors and balustrade in association with proposed third floor roof terrace to rear (above proposed second floor rear extension);
 - Removal of existing curved glazed atrium to existing front terrace at third floor and replacement with rendered masonry upstand and wrought iron balustrade; and
 - Installation of glazed roof light to previously approved front extension (at first and second floor).

- The amalgamation of two flats into one residential unit

Planning Policy

The statutory development plan for Camden comprises the Camden Core Strategy 2010-2015, Camden Development Policies 2010-2015 together with national policy and the London Plan (2011 with consolidated amendments 2015). The draft Camden Local Plan 2015 is also considered. The Council’s Proposals Map designates the site as falling within Primrose Hill Conservation Area.

The main considerations are the proposals’ effects on the character and appearance of the conservation area and the setting of the adjacent Grade II listed building. The relevant planning policies are outlined as follows.

Camden Core Strategy 2010-2015

Policy CS5 seeks to protect and enhance the environment, heritage, the amenity and quality of life of local communities, and protect the amenity of Camden’s residents.

Policy CS6 seeks to maximise the supply of homes and minimise their loss.

Policy CS14 requires development of the highest standard of design that respects local context and character, preserves and enhances heritage assets, promotes high quality landscaping and works to streets and public spaces and seeks the highest standards of access in all buildings and protecting important local views.

Camden Development Policies 2010-2015

Policy DP2 states that the Council will seek to minimise the net loss of two or more homes, unless they create large homes in a part of the borough with a relatively low proportion of large dwellings.

Policy DP5 seeks to secure a variety of home sizes throughout the borough.

Policy DP22 states that schemes must demonstrate how sustainable development principles have been incorporated into the design.

Policy DP24 relates to securing high quality design and expects development to consider the following matters:

- a) character, setting, context and the form and scale of neighbouring buildings;**
- b) the character and proportions of the existing building, where alterations and extensions are proposed;**
- c) the quality of materials to be used;**
- ...
- h) the provision of appropriate amenity space; and**
- i) accessibility.”**

Policy DP25 seeks to protect and conserve Camden’s heritage assets. Development will only be permitted that preserves and enhances the character and appearance of conservation areas and would not harm the setting of listed buildings.

Policy DP26 states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Considerations include visual privacy and overlooking, overshadowing and outlook, sunlight and daylight levels.

Policy DP29 expects that all buildings meet the highest practicable standards of access and inclusion.

Camden Planning Guidance 1 Design

Section 2 sets out that the Council is committed to excellence in design and schemes should consider the context of a development and its surrounding area, the design of the building itself and the materials used.

Section 3 provides guidance on development within conservation areas and affecting listed buildings.

Section 4 relates to extensions and alterations. It sets out that alterations should always take into account the character and design of the property and its surroundings; windows, doors and materials should complement the existing building; and rear extensions should be secondary to the building being extended in terms of location, form, scale, proportions, dimensions and detailing. The height of rear extensions should respect the existing pattern of rear extensions.

Section 5 relates to roofs, terraces and balconies. When proposing roof alterations, the main considerations should be the scale and visual prominence. Materials that visually blend with existing materials are preferred for roof alterations.

Balconies and terraces should complement the elevation upon which it is to be located. Consideration should be given to the detailed design to reduce the impact on the existing elevation; careful choice of materials and colour to match the existing elevation; possible use of screens or planting to prevent overlooking of habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook.

Camden Planning Guidance 6 Amenity

The document sets out that the outlook from new developments should be designed to be pleasant and public spaces benefit from overlooking as natural surveillance. All buildings should receive adequate sunlight and daylight, and development should be designed to protect the privacy of existing dwellings and mitigate against overlooking.

The Council expects all development including alterations to or refurbishment of existing buildings where practical and reasonable, to be designed to be accessible and useable by all to promote equality of opportunity.

Draft Camden Local Plan 2015

Policy D1 states that the Council will require development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. Development should be attractive and of the highest standard, respecting local context and character and conserving or enhancing the historic environment and heritage assets.

Policy D2 seeks to protect heritage assets including non-designated heritage assets (including those on the local list).

Policy TC2 seeks to protect and enhance the role and unique character of each of Camden's centres, ensuring that new development is of an appropriate scale and character for the centre in which it is located.

Heritage Statement

Character of the Conservation Area and Listed Building

The application site is situated within the Regent's Park Road South sub-area of the Primrose Hill Conservation Area. This sub-area is characterised by Italianate villas which were designed to appear as grand residential properties and are around four storeys high, plus basements. The majority of villas are semi-detached or form part of a terrace group. These types of buildings feature numerous decorative features. Dominant features of villa properties include shallow hipped roofs, strong parapet lines, chimney stacks, timber sliding sash windows and decorative railings to window cills. Stucco is usually applied to masonry surfaces on elevations that are visible from the street.

The English Heritage listing description (ref: 1245875) refers to nos. 36 Regent's Park Road and no. 4 St Mark's Square, two semi-detached villas which together form this Grade II listed building, which sits adjacent to the application property. This building dates to mid-19th century and was listed in May 1974.

The description details the slated hipped roof with dormers and projecting bracketed eaves and tall slab chimney stacks.

Contribution of the site

The application site building is identified in the Primrose Hill Conservation Area Statement as one of a group (nos. 38-70) of buildings which make a positive contribution to the character and appearance of the conservation area. It is an Italianate style villa which is typical of this part of the Primrose Hill Conservation Area. It features a number of decorative features including timber sash windows, decorative railings to window cills and chimney stacks, which contribute to the character and appearance of the conservation area. However, the building has been altered to accommodate a glazed addition to the front elevation which detracts significantly from the character and appearance of the streetscene and wider conservation area. This also detracts from the appearance of the adjacent listed building at no. 36.

Impact of the Proposed Works on Heritage Assets

This application proposes the amalgamation of two residential units together with side and rear extensions at second floor level, the formation of a third floor rear roof terrace and the replacement of the curved glazed addition at third floor level with a masonry and wrought iron rail balustrade.

The first and second floor front extension, which facilitates this proposal, has already been approved under ref: 2013/1041/P. The key considerations therefore relate to the second floor (side and rear) extensions, creation of third floor roof terrace, together with associated external alterations.

i) External works

The proposed external works have been carefully designed in order to conserve the character and appearance of the conservation area and the setting of the adjacent listed building in accordance with Policies CS5, CS14 and DP25. Indeed, the proposals will enhance the appearance of the building, particularly the replacement of the glazed addition to the front with more traditional elements.

The officer's comments in the previously refused scheme (ref: 2014/7971/P) have been carefully considered and addressed in the design of this proposal.

This application also builds upon the previously approved scheme (ref: 2013/1041/P). The approved scheme also proposed to demolish and replace the existing poor quality glazed side extension at first and second floor with a new extension that matches in appearance and materials of the adjoining property, which would greatly improve and enhance the building and conservation area. Of course, this could be built out now following the implementation of the permission. However, the approved scheme incorporated the replacement of the existing glazed atrium element at third floor level with a glazed balustrade to the existing front third floor roof terrace, set back from the approved front masonry extension. This proposal seeks instead to replace the approved balustrade with one of a more traditional appearance.

Specifically, the proposal seeks to replace the existing glazed atrium element at third floor level with a traditional wrought iron balustrade set on a small masonry upstand to enclose the existing front terrace. The atrium element detracts from the appearance of the approved front extension and the setting of the adjacent listed building, and its replacement with a balustrade of traditional design will enhance the appearance and character of the building, the wider conservation area and the setting of the adjacent listed building. The traditional materials and form have been carefully chosen to complement the appearance of the building and the adjacent listed building in accordance with Policy DP24. They will be in keeping with the wrought iron detailing found on the existing front elevation, which is typical of the Italianate buildings in the conservation area. The proposed high quality materials will be a great improvement when compared to the appearance of the existing glazed atrium.

The proposed balustrade will only be marginally higher than the height of the existing glazed atrium. The balustrade must measure 1.1m from the finished floor level in order to satisfy building control requirements. Notwithstanding this, it will be set back from the parapet in order to limit the views from the streetscene and ensure that the parapet line across both properties remains visually strong, in accordance with Policy DP24. Indeed, the architectural symmetry with the grade II listed no. 36, adjacent to the application site, will be greatly improved by the first and second floor front extensions. The gap between the properties at third floor is currently compromised by the existing enclosed stairwell set behind the glazed atrium, which will be retained. However, the replacement of the atrium with the balustrade will greatly improve the appearance at this level. The proposed balustrade will be of a similar height to this enclosed stairwell and it will be set back further than the existing glazed atrium, in order to minimise views. As such its scale and visual prominence is considered to conserve the appearance and character of the conservation area and setting of the adjacent listed building, in accordance with Policy DP25 and CPG1.

A glazed rooflight is proposed to the front of the balustrade in order to provide light to the stairwell below, similar to that previously approved (ref: 2013/1041/P). This will be flush to the

roof and as such will be screened from view by the parapet. There will be no impact on the conservation area.

To the rear of the property, a second floor side and rear extension is proposed. This extension will be two storeys lower than the height of the existing building, and its width will not extend beyond that of the existing first floor rear extension. The only addition proposed beyond this footprint is a small Juliette balcony. As such by its proposed scale and mass, it will remain subordinate. Furthermore, the officer's comments from the refused scheme (ref: 2014/7971/P) have been taken into account to ensure that the rear extension will not extend higher than the adjoining rear extension of no. 36, in order to ensure that the extension complements the neighbouring building rather than competes with it, in accordance with Policies DP24 and DP25. More generally, the extension has been carefully designed to address the previous reasons for refusal (ref: 2014/7971/P) by reason of its design, height, bulk and massing to ensure that it conserves the character and appearance of the conservation area and setting of no. 36.

The approved scheme (ref: 2013/1041/P) to the rear of the property incorporates contemporary glazed elements to the rear elevation at lower ground, ground floor and first floor levels. This application proposes small elements of glazing to complement these approved works, in the form of balustrading and a glazed door to the Juliette balcony, which will match that approved immediately below. This will ensure that the rear elevation appears balanced and designed comprehensively with the lower floors below, whilst the use of much smaller elements of glazing at second and third floor levels will not harm the appearance or character of the conservation area or setting of the adjacent listed building. Of course, the proposed fenestration will also match the detailing of the existing and be formed of high quality traditional materials in order to further conserve the character of the conservation area in accordance with Policies CS14 and DP25.

ii) Amalgamation

The proposed amalgamation will not affect the character or appearance of the conservation area or the setting of the listed building at no. 36.

Planning Assessment

This application proposes the amalgamation of two residential units together with side, front and rear extensions.

The heritage statement has addressed the proposals' effects on the character and appearance of the conservation area and setting of the adjacent listed building. The remaining key considerations relate to the principle of the development, design and amenity.

Principle of development

The proposal seeks to amalgamate two flats into one. As set out in the officer's report of the previously refused scheme (ref: 2014/7971/P), the Council considered this part of the proposal acceptable in principle as it does not seek to resist schemes that would lead to the loss of only one unit. As such, the proposed amalgamation is in accordance with Policy DP2 and should be considered acceptable.

Design

As discussed in the heritage statement, the officer's comments in the previously refused scheme (ref: 2014/7971/P) have been carefully considered and addressed in the re-design of this proposal. As such, the proposals will preserve and enhance the appearance and character of the conservation area and the setting of the listed building in accordance with Policies CS14 and DP25.

The proposal has taken into account the local context and the form and scale of neighbouring buildings, and the character of the surrounding area, as considered in the heritage statement. The proposals now respect the character and proportions of the existing building in accordance with Policy DP24. The rear extension remains subordinate to the main building form in accordance with CPG1, and has been designed taking into account the officer's comments related to the refused scheme (ref: 2014/7971/P). This has resulted in a proposal that does not extend higher than the adjoining rear extension of no. 36. To the rear, the relatively small amount of proposed glazing to the balustrading and Juliette balcony will complement those similar elements approved under permission, ref: 2013/1041/P whilst respecting the appearance of the conservation area.

In general terms, the proposal has been designed to improve the standard of living for the applicant, satisfying the residential space standards set out in the London Plan and providing sufficient amenity space.

The scheme has also been designed to provide a high standard of accessibility as far as practicable, in accordance with Policy DP29.

Amenity

The proposed works will not have an adverse impact on the amenity of the surrounding occupiers in accordance with Policy DP26 and the Council's guidance.

The proposed second floor rear extension will project a minimal distance from the existing rear extension at no. 36. However, this was considered in the refused scheme (ref: 2014/7971/P) to have no harmful impact on sunlight or overshadowing to the neighbouring property. This rear extension will be sited above the existing first floor rear extension, which extends only along part of the width of the building. As such, the increase in height is not considered to have an adverse impact on amenity by way of mass and bulk, overshadowing or overlooking, in accordance with CPG1.

The Juliette balcony will project slightly beyond the proposed rear extension, but at such minimal distance that will not impinge on privacy, overshadowing or neighbouring daylight or sunlight levels.

None of the proposed windows will have an adverse impact on the privacy or overlooking of surrounding occupiers. The proposed third floor terrace at the rear will be sited above the footprint of the second floor rear extension. As such it will not result in an adverse impact to privacy or overlooking, and again, this element was considered acceptable in terms of amenity in the officer's report to the refused scheme (ref: 2014/7971/P).

The terrace to the front of the property is existing and the proposed balustrading will improve safety in accordance with the latest building control regulations.

Conclusions

In summary, the application proposals seek to build on the consented scheme (ref: 2013/1041/P) to provide side and rear extensions at second floor and the creation of a third floor rear roof terrace, together with external alterations in association with the conversion of two flats into one.

The proposals, including the side and rear extension, have been carefully considered and designed to address the concerns raised in respect of the previously refused scheme (ref: 2014/7971/P).

The proposed extensions and external alterations will use materials and design which will complement and respect the form, proportions and detailing of the building and the wider area in accordance with Policy DP24.

The result is a proposal that will conserve and enhance the appearance and character of the conservation area and the setting of the adjacent listed building, in accordance with Policies CS14 and DP25, and the Council's guidance.

Further, care has been taken to ensure the proposals will not result in an adverse impact on neighbouring amenity in respect of overshadowing, overlooking or loss of daylight and sunlight in accordance with CPG1 and CPG6.


The proposed amalgamation is considered to be acceptable in accordance with Policy DP2, which is confirmed in the officer's report to the previously refused scheme (ref: 2014/7971/P).

The new unit will also meet the required internal space standards and provide sufficient amenity space in accordance with the London Plan and draft Housing SPG. The unit has also been designed to provide a high standard of accessibility as far as practicable, in accordance with Policy DP29.

Overall, it is therefore considered that the proposals are in compliance with the Council's policies and guidance and should be supported.

I look forward to discussing the merits of the proposals with you in due course. In the meantime, I trust that you have sufficient information in order to validate the application, however, should you have any queries then do not hesitate to contact me.

Yours faithfully,



SAM HARPER
Director

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