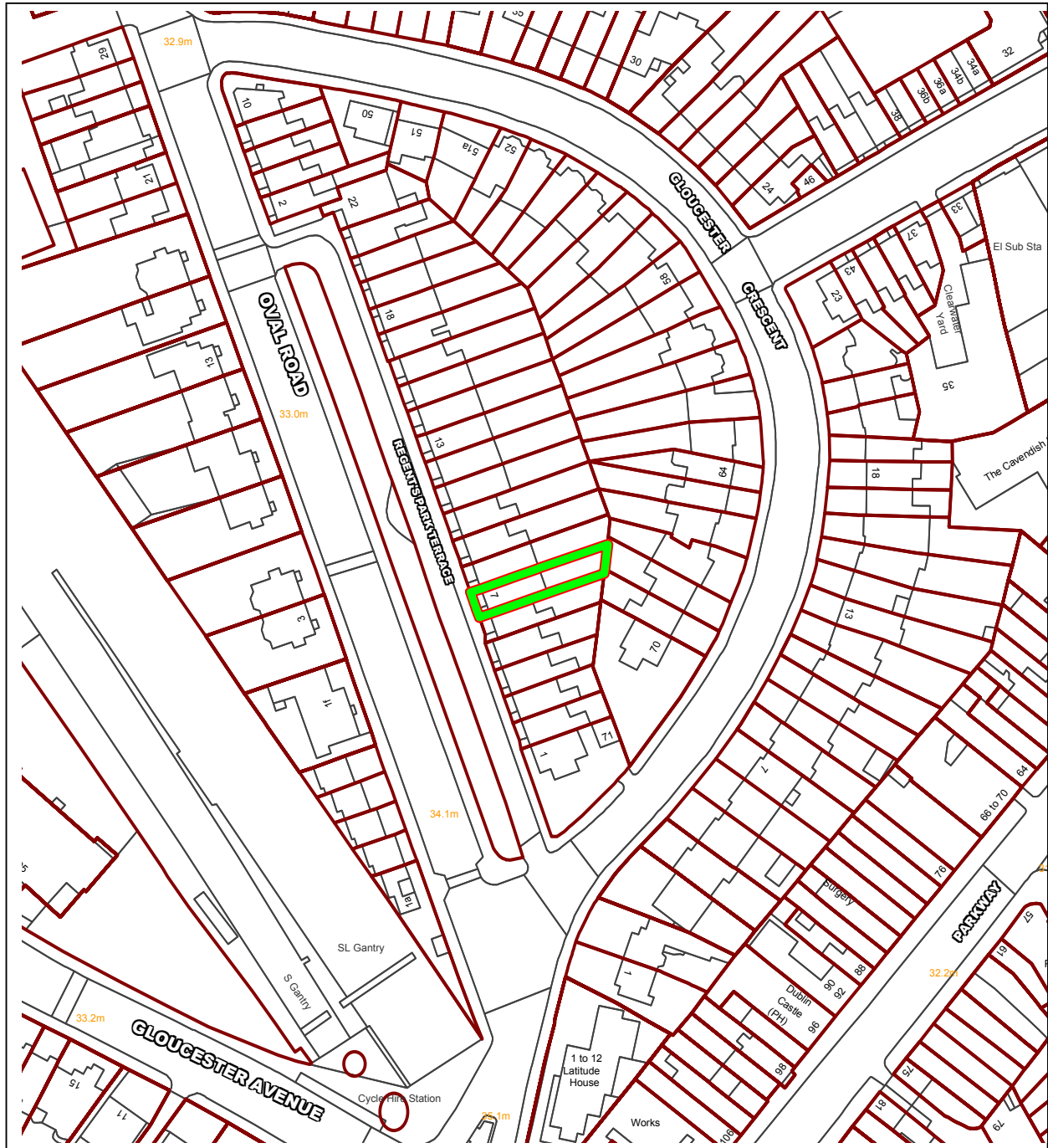


7 Regent's Park Terrace 2016/0595/P & 2016/1126/L



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Photos



Rear elevation



View of rear (showing existing upper ground floor window to be retained and section of wall in closet wing where new opening will be inserted)



View of rear of wider terrace (looking North)



View of rear of wider terrace (looking South)

Delegated Report (Members Briefing)		Analysis sheet N/A / attached		Expiry Date: 30/03/2016
				Consultation Expiry Date: 24/03/2016
Officer			Application Number(s)	
Kate Phillips			2016/0595/P & 2016/1126/L	
Application Address			Drawing Numbers	
7 Regent's Park Terrace London NW1 7EE			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>2016/0595/P Double height rear conservatory (lower ground and upper ground floor level) to replace existing single storey rear conservatory; replacement first floor conservatory</p> <p>2016/1126/L Double height rear conservatory (lower ground and upper ground floor level) to replace existing single storey rear conservatory; replacement first floor conservatory; internal alterations</p>				
Recommendation(s):		<p>2015/7222/P - Grant planning permission subject to conditions.</p> <p>2016/0138/L - Grant listed building consent subject to conditions.</p>		
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	09	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed on 02/03/2016 (consultation end date 23/02/2016) and a press notice was issued on 03/03/2016 (consultation end date 24/03/2016). No responses have been received.					
Primrose Hill CAAC	<p>The Primrose Hill CAAC objected to the original set of plans for the following reasons:</p> <ul style="list-style-type: none"> • Extent of demolition at ground floor wholly unacceptable in listed building terms • Impact on hierarchy of spaces in the house • Double height conservatory is harmful to the balance of the elevations <p>The CAAC was invited to comment on the revised plans but no comments were received.</p> <p>Officer comment</p> <p><i>Revised plans have been received during the course of the application (see paragraph 1.3 of the Officer's Report below). The revised plans are considered to be acceptable in heritage and listed building terms (see paragraphs 1.4 to 1.16 of the Officer's Report).</i></p>					

Site Description

No. 7 Regent's Park Terrace is a four storey (plus basement), mid-terrace residential dwelling on the eastern side of the road. The building is Grade II listed and the application site is within the Primrose Hill Conservation Area.

Relevant History

PEX0200377 - Erection of infill extension at basement level, conservatory extension over existing roof terrace at rear first floor level and extension at rear second floor level, including installation of two rooflights – Granted with conditions 09/12/2002.

LEX0200378 - Erection of infill extension at basement level, conservatory extension at rear first floor level and extension at rear second floor level, including internal and external alterations – Listed building consent granted with conditions 09/12/2002.

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 (2013)

CPG6 Amenity (2011)

Primrose Hill Conservation Area Statement (December 2000)

Assessment

Proposal

1.1 This application seeks planning permission for the following works:

- Double height rear conservatory (to replace existing single storey rear conservatory)
- Replacement first floor rear conservatory

1.2 Listed building consent is also sought for the following works:

- Internal alterations at basement level (various)
- Internal alterations at upper ground floor level (alterations to openings)
- Internal alterations within first floor closet wing (removal of WC)
- Internal alterations within second closet wing (change from laundry to WC)

Revisions

1.3 Revised plans were received during the course of the application. The changes are as follows:

- Alterations to internal layout in basement
 - Retention of existing opening between the rear basement room and conservatory
 - Retention of opening between hallway and conservatory
 - Reinstatement of nib to mark original corner of closet wing
 - Central section of masonry wall demolished with retention of nibs (rather than whole removal of this wall)
 - Opening in spinal wall enlarged (rather than the loss of this wall and replacement with steel framed glass sliding doors)
 - New partition in front room in presumed position of original wall to create corridor
 - New glass handrail to staircase
- Creation of doorway from upper ground floor closet wing to access new balcony in double height rear conservatory (instead of window opening with glass balustrade)
- Upper ground floor sash window at rear to remain as existing (rather than the opening being enlarged to create French doors opening onto new balcony)

Heritage and design considerations

1.4 The application site is located within the Primrose Hill Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Furthermore, the application building is Grade II listed and the Council has a statutory duty, under Section 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

1.5 The proposed double height conservatory would measure between 5.9 and 6.3 metres tall and it would extend out as far as the rear building line of the closet wing (approximately 3.3 metres). The new structure would enclose the existing upper ground floor rear facing window and a new opening would be created at upper ground floor level in the closet wing to access a new internal balcony (constructed of perforated steel and a glass balustrade) outside the rear facing window (the window itself would be left in situ).

1.6 Whilst conservatories are normally single storey in height, there are similar examples of double height conservatories at the rear of other properties on Regent's Park Terrace (e.g. Nos. 11, 13,

18 and 20) and therefore the proposed conservatory would not be out of keeping with the surrounding pattern of development. Furthermore, given that the host building is 5 storeys tall when viewed from the rear, it is not considered that the replacement conservatory would appear overly large or incongruous when viewed against the backdrop of the host building. Instead, it is considered that the structure would appear subordinate to the original building.

- 1.7 It is also important that the proposed conservatory does not detract from the special architectural or historic interest of the host building (Grade II listed); however, by virtue of its lightweight design, it is considered that the original form of the building would remain discernible when viewed from the rear and also when viewed from within.
- 1.8 The replacement first floor conservatory would feature a flat roof instead of a sloping roof, but given the relatively limited size of the structure, this would not add significant bulk to the rear of the building. The replacement structure would still be lightweight in appearance and it would still be in keeping with the character and appearance of the host building. Furthermore, the rear of the wider terrace is very varied in character, with a variety of styles of extensions, and the proposal would not detract from an established pattern of development along the rear elevation of the wider terrace.
- 1.9 Internally, the works at first and second floors (in the closet wing) are considered to be acceptable as they are relatively minor in nature and would not detract from the original plan form of the building, nor detract from the special or architectural significance of the building.
- 1.10 At the upper ground floor level the plans have changed during the course of the application to retain the rear facing window in situ and instead create an opening from the closet wing to access the proposed new internal balcony. The retention of the rear facing window is welcomed because this will reinforce the original plan form of the host building at this level and, although there will be some loss of original fabric as a result of the creation of the opening from the closet wing, this is considered to be less harmful to the special architectural and historic interest of the building.
- 1.11 The proposed internal balcony will not provide access to the garden below and will be enclosed by the double height conservatory. Furthermore, the structure would not be in keeping with the historical development of the host building. Nevertheless, the fact the balcony would be constructed with modern materials (steel and glass) will reinforce the fact that it is a later addition to the building which, on balance, is considered to be acceptable.
- 1.12 At the basement level, the plans have changed considerably during the course of the application. Officers have negotiated these changes given the unauthorised works that have taken place to this property. In 2002 planning permission and listed building consent were granted for various works; however, it would appear that the scheme that was implemented departed from the consented scheme and unauthorised works have been undertaken at the property. These unauthorised works include the full removal of the flank wall of the closet wing at basement level and the construction of a new basement stair with no balustrade. Also, the wall dividing the rear basement room and hallway was retained in full rather than creating a wide opening between the spaces. A damp-proofing system was also installed in the basement, comprising of bubble wrap lining which has increased the width of walls and altered the proportions of the internal spaces.
- 1.13 As a result of the realisation that unauthorised works have been undertaken, and following discussions with the conservation officer, the revised plans seek to restore more of the original plan form of the host building, whilst also allowing the current owners to re-use the spaces in the building in their intended way.
- 1.14 The revised plans show that the existing opening between the rear basement room and the conservatory will be retained as it is (with the angled walls), and a masonry nib (i.e. a short section

of wall that juts out from another wall) will be reinstated to mark the original corner of the closet wing in the rear conservatory. The doorway between the hallway and conservatory will also be retained as it is. These elements will help to reinforce the form of the original building (i.e. before the existing conservatory extension).

1.15 Within the main part of the building, the original proposal sought to create an open plan layout with no sense of the original plan form; however, the revised plans show much less demolition works and the retention of nibs to denote where the original walls were. The proposal also now includes the provision of a new partition in the front basement room, in the presumed position of the original wall. In combination, these works will serve to restore a sense of the original plan form of the building, which is welcomed in listed building terms.

1.16 Overall, it is considered that the proposed works would satisfactorily preserve the listed building and any features of special architectural or historic interest which it possesses and it is considered that the proposal would preserve and enhance the character and appearance of the Primrose Hill Conservation Area. The proposal is therefore considered to be acceptable in this regard.

Impact on the visual and residential amenities of nearby and neighbouring properties

1.17 The main properties that are likely to be affected by the proposal are the neighbouring properties, Nos. 6 and 8 Regent's Park Terrace, and those to the rear, on Gloucester Crescent.

1.18 It is not considered that the double height rear conservatory would cause undue harm to the visual and residential amenities of the occupiers of nearby and neighbouring properties. Although the replacement conservatory would be taller than the existing, it would not project any further outwards from the original rear elevation of the host building and it is not considered that it would provide additional opportunities for overlooking because the new internal balcony would be relatively small in size, and would be in a similar position to an existing window.

1.19 It is not considered that the replacement first floor rear conservatory would cause undue harm either because it would not be substantially different to the existing first floor rear conservatory.

1.20 Overall, the proposal is considered to be acceptable in this respect.

Recommendation:

2015/7222/P - Grant planning permission subject to conditions.

2016/0138/L - Grant listed building consent subject to conditions.

DISCLAIMER: Decision route to be decided by nominated members on *Tuesday 31st May 2016*. For further information please go to www.camden.gov.uk and search for 'members briefing'.

Mr. Robert Rhodes
Robert Rhodes Architecture + Interiors
107 Davina House
137-149 Goswell Road
London
EC1V

Application Ref: **2016/0595/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

25 May 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
7 Regent's Park Terrace
London
NW1 7EE

DECISION

Proposal:

Double height rear conservatory (lower ground and upper ground floor level) to replace existing single storey rear conservatory; replacement first floor conservatory

Drawing Nos: S01; 001; 002; 003; 004; 005; 006 Rev. A; 007; 008 Rev. A; 009 Rev. A; 010 Rev. A; 011; 012 Rev. A

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).

Director of Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: S01; 001; 002; 003; 004; 005; 006 Rev. A; 007; 008 Rev. A; 009 Rev. A; 010 Rev. A; 011; 012 Rev. A.

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

- 3 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.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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 Supporting Communities

Robert Rhodes Architecture + Interiors
107 Davina House
137-149 Goswell Road
London
EC1V

Application Ref: **2016/1126/L**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

25 May 2016

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 Regent's Park Terrace
London
NW1 7EE

DECISION

Proposal:

Double height rear conservatory (lower ground and upper ground floor level) to replace existing single storey rear conservatory; replacement first floor conservatory; internal alterations

Drawing Nos: S01; 001; 002; 003; 004; 005; 006 Rev. A; 007; 008 Rev. A; 009 Rev. A; 010 Rev. A; 011; 012 Rev. A

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Director of Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: S01; 001; 002; 003; 004; 005; 006 Rev. A; 007; 008 Rev. A; 009 Rev. A; 010 Rev. A; 011; 012 Rev. A.

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

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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 Noise and Licensing Enforcement Team, 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Supporting Communities