

Delegated Report		Analysis sheet		Expiry Date:		08/07/2016	
				Consultation Expiry Date:		16/06/2016	
Officer				Application Number(s)			
Helaina Farthing				2016/2247/P			
Application Address				Drawing Numbers			
Lower Ground Floor Flat 11 Regent's Park Road London NW1 7TL				EE01, EE02, EE03, EP01, EP02, ES01, PP01, PP02, PE02, PE03, PS01.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey extension to the lower ground floor.							
Recommendation(s):		1. Refuse Planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	15	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 20/05/2016 and a public notice was published in the Ham & High from the 26/05/2016. No letters of objection have been received.					
CAAC/Local groups comments: Primrose CAAC		The Primrose Hill CAAC was notified. To date one response has been received that objected to the proposal.					

Site Description

The application site is located on the south side of Regents Park Road, It is within the Primrose Hill Conservation Area The building is part of a stretch of houses on Regents Park Road, which are considered as a positive contributor in the Primrose Hill Conservation Area Statement.

Number 11 is part of a typical terrace on Regents Park Road, originally a semi-detached 4 storey town house (including lower ground floor), now converted to flats . The pairs of grand Italianate villas on this side of Regent's Park Road are an attractive and characterful grouping, which makes an important contribution to the conservation area's special interest. The overall layout and composition of the grouping is well-preserved. It boasts some typical features of the housing on the street: the elevated access to the top 3 floors of the building, through a porch, the separate side entrance to the lower ground floor, the symmetry and decoration of the front of the property and the bay windows to the rear with typical timber frame windows of the period. The prominent bay and bow window features that appear to the rear of these villas are largely uncompromised.

Relevant History

None

Relevant policies

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

CPG1 Design (2015; Section 2, 3, 4 and 5)
CPG2 Housing (2015; Section 4)
CPG6 Amenity (2011; Section 2,3,4,5,6 and 9)

Primrose Hill Conservation Area Statement 2000

Assessment

1.0 Proposal

1.1 Planning permission is sought for a single storey partial rear extension to the lower ground floor. Specific details of the proposal include;

- The proposed extension would measure 4m in depth from the existing building and 3m in height;
- The materials and surface treatments proposed are to match the existing;
- No changes are proposed to the street front of the property.

2.0 Assessment

2.1 The main planning considerations relate to:

- Design (principle of development and detailed design);
- The impact of the proposal on the amenity of neighbouring occupiers.

3.0 Principle of development

3.1 The Primrose Hill Conservation Area Statement maintains that rear extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. Similarly, CPG1 (Design) paragraph 4.15 states that the rear of some buildings maybe architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape. The Council will seek to preserve these where appropriate.

3.2 The pairs of grand Italianate villas on this side of Regent's Park Road are an attractive and characterful grouping, which makes an important contribution to the conservation area's special interest. The prominent bay and bow window features that appear to the rear of these villas are largely uncompromised, and the overall layout and composition of the grouping is well-preserved, the only exceptions to this are at numbers 13 and 17, both of which received planning permission in 2013 and 2012 respectively. It is considered that given the nature of these two proposals (i.e. replacement single storey rear extension at no. 13 and the siting of no. 17), that these should not be viewed as precedents for causing further harm. In particular, the approval at no. 13 related to the replacement of an existing conservatory and therefore did not alter the existing appearance. The approval at no. 17 ensured that the prominent features and the villas appearance remained largely uncompromised and is of a different siting to that proposed at no. 11.

3.3 The proposed extension, over 4m projection from the rear elevation, would disrupt the layout and formal composition of the symmetrical semi-detached building, as well as that of the wider grouping of villas. These buildings have been carefully designed in the round with clear attention paid to the architectural treatment beyond just the front elevation, and as such their rear elevations are also of importance to the character and appearance of the conservation area. It should be noted that the step down to lower ground floor is only very slight, as such the proposed extension almost equates to that of a ground floor rear extension.

3.4 Section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013 requires for buildings in conservation areas that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. It is considered that this proposal will harm the character and appearance of the conservation area and this heritage asset.

4.0 Detailed Design

4.1 Policy CS14 aims to ensure the highest design standards for developments. Policy DP24 states that the Council will require all developments to be of the highest standard of design and respect the character, setting, form and scale of neighbouring properties and the character and proportions of the existing building.

4.3 CPG1 Design states that the materials for alterations should complement the colour and texture of the materials in the existing building. Whilst the use of matching materials would create some harmony with the host dwelling, in view of the design issues discussed above this does nothing to mitigate the harm to the character and appearance of the property.

5.0 Amenity

5.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents.

5.2 Whilst it is acknowledged that the proposed extension would impact upon the amenity of the neighbouring occupier to the west in terms of loss sunlight and outlook, given the height of extension

and being that of the lower ground floor, the impact is not consider sufficient to warrant a refusal.

5.3 Three additional windows/doors are proposed, two of which are rear facing and one located on the eastern side wall. In this instance given the setback from the adjoining property, there is not considered to be an impact on loss of privacy from the additional side window.

6.0 Conclusion

6.1 The proposal is considered to detract from the appearance of the host building. It would be out of keeping with rear elevations of buildings within this group of properties and would neither preserve nor enhance the character and appearance of the Primrose Hill Conservation Area.

7.0 Recommendation

7.1 Refuse planning permission.