



**Date: 31/10/2016**  
**Our ref: 2016/5262/PRE**  
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Dear Mr Bennett,

**Re: Erection of a new conservatory and external alterations – 26 Regent's Park Road, London, NW1 7TX**

Thank you for submitting a pre-planning application enquiry which was received on 16<sup>h</sup> September 2016 together with the required fee of £420.

The applicant wishes to receive the Council's view on the proposed erection of a new conservatory and external alterations at 26 Regent's Park Road, London, NW1 7TX.

**1. Drawings and documents**

1.1 The following documentation was submitted in support of the pre-application request:

- Site Location Plan;
- 141701 – Existing plans and elevations;
- 141702 – Proposed plans and elevations;
- Photos prepared by John Bennett RIBA.

**2. Proposal**

2.1 The applicant seeks to pre-application advice on the proposed erection of a new conservatory and external alterations at 26 Regent's Park Road, London, NW1 7TX. The external alterations also comprise the creation of a new front garden on the roof of the lower ground floor unit.

**3. Site description**

3.1 The application site is a three storey plus basement end-of-terrace property on the northern side of Regent's Park Road in the Primrose Hill Conservation Area. The site is located on the corner of Regent's Park Road and St Marks Crescent. The property has been divided into two self-contained units (see planning history below). The application site is recognised as making a positive contribution to the conservation area (12-34 even).

3.2 The site is not located within the vicinity of any listed buildings.

#### 4. Relevant planning history

4.1 The following planning history is relevant to this site:

*26 Regent's Park Road (application site)*

**TP4123/9008** – To carry out internal alterations and conversion of the basement accommodation of the premises No. 26, Regent's Park Road, St. Pancras, into a separate and self-contained flat unit. – **Granted 25/09/1961.**

**2010/5969/P** – Erection of single storey conservatory on rear ground floor balcony of Flat (Class C3). – **Granted 17/12/2010.**

#### 5. Relevant policies and guidance

5.1 The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents) as adopted on 8<sup>th</sup> November 2010, The London Plan 2015 Consolidated with Alterations (2011) and the NPPF (2012). The following policies will be taken into consideration:

##### **National Planning Policy Framework 2012**

##### **London Plan March 2016**

##### **LDF Core Strategy and Development Policies**

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 2015: CPG1 Design**

##### **Camden Planning Guidance 2011: CPG6 Amenity**

##### **Primrose Hill Conservation Area Statement (January 2001)**

#### 6. Assessment

6.1 The main issues to consider in this case are as follows:

- Design and heritage;
- Impact on the amenity of adjoining occupiers;
- Planning Obligations.

##### **Design and heritage**

6.2 Policy DP24 (Securing high quality design) requires that all developments, including alterations and extensions to existing buildings will be expected to consider:

- a) the 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.*

- 6.3 Further to this, policy DP25 states that the council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. The council will also take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas.

Conservatory

- 6.4 The application site occupies a prominent corner plot of land within the Primrose Hill Conservation Area which incorporates a unique feature in that the building is accessed through a side door rather than a door fronting Regent's Park Road like the majority of the terrace. This is replicated on the opposite side of St Marks Terrace at No.28 Regents Park Road. As such, the pair jointly contributes the character of the conservation area by virtue of their symmetrical yet traditional appearance.
- 6.5 The proposal to install an opening to the western façade of the property, in place of the existing blind window, to facilitate the installation of a conservatory is not supported. The western façade is currently considered a positive decorative feature of the site. The proposal to erect a conservatory to the side of the building to allow access to a new front garden is not considered acceptable and would not be supported at application stage.
- 6.6 CPG1 (Design) provides guidance on the design of conservatories. Paragraph 4.19 notes that conservatories should normally:
- be located adjacent to the side and rear elevations of the building; and
  - respect and preserve existing architectural features, e.g. brick arches, windows etc.
- 6.7 Whilst it is possible, in certain instances, to install a conservatory on the side elevation of buildings, it is considered that the proposal fails to protect the positive architectural features of the application site as identified above. This elevation was originally designed to be a blank façade with additional detail through the use of cornicing and blind windows. As such, it is considered that the proposal is out of character with the host building which, as noted above, is identified as a positive contributor.
- 6.8 Further to this, it is considered that the conservatory is out of character with this part of the conservation area by virtue of its positioning in a particularly visual part of the conservation area. It is therefore considered that officers do not support the principle of a conservatory in this location and it would be refused if submitted in its current form.

Alterations to front garden

- 6.9 The proposal also seeks to make alterations to the area fronting Regent's Park Road to create a front garden similar to the front gardens on the remainder of the

terrace on the street. The principle of this alteration is considered acceptable subject to reviewing a detailed design of the proposals. However, In light of the comments raised above with regards to the conservatory, if still desirable, the applicant is advised to amend the design to create a different access to the front garden, perhaps from the public street rather than from the main house.

### **Amenity**

- 6.10 Policy DP26 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Factors to consider, and which is particularly relevant to this case, include sunlight, daylight, artificial light levels, and visual privacy and overlooking.
- 6.11 The proposal seeks to install a front garden, rather unusually, on the roof of basement level front extension. As such, as part of any future application, officers would like further detail on the potential for noise or reverberation disturbance to the lower ground floor flat as a result of the use of the proposed front garden.
- 6.12 Officers do not have any other amenity concerns with respect to the installation of the conservatory or the use of the proposed front garden.

### **Planning obligations**

- 6.13 The summary page of Development Policy DP21 states that 'the Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development'. The footway directly adjacent to the site could be damaged as a direct result of the proposed works. It is highly likely that a financial contribution towards repairing the public highway will be required in this instance. The applicant should be mindful of this when an application is submitted.
- 6.14 In summary, a financial contribution for highway works may be secured via Section 106 legal agreement if the application is recommended for approval.

## **7. Conclusions**

- 7.1 The principle of the installation of a conservatory on the side elevation of the application site is not supported by officers. The principle of the proposed alterations to create a front garden could be considered acceptable subject to the review of more detailed landscaping plans. Officers also have concerns with the use of the front garden on the lower ground floor unit. As such, more detail will be required at application stage to demonstrate that the noise and reverberation disturbance will not be at unacceptable levels.
- 7.2 The applicant is advised to use these comments to feed into a re-design of certain elements of the proposal. This is to address both design and amenity concerns that have been identified as part of the proposal.
- 7.3 The proposal is likely to attract the requirement for a highways contribution as part of a Section 106 legal agreement.

## 8. Planning application information

8.1 In order to ensure your application is valid, the following information will be required to support the planning application:

- Completed and signed planning application forms for Full Planning Permission;
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red;
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Design and Access Statement;
- Heritage Statement;
- The appropriate fee – £172;
- Please see [supporting information for planning applications](#) for more information.

8.2 We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by putting up a notice on each of the proposed sites. The Council must allow 21 days from the consultation start date for responses to be received.

8.3 This application will be decided under delegated powers. However, if 3 or more objections are received, and/or a local amenity group object, then the application will be referred to Member's Briefing which is held every Monday.

**This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.**

If you have any queries about the above letter or the attached document please do not hesitate to contact Ian Gracie (0207 974 2507)

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Ian Gracie

Planning Officer  
Planning Solutions Team