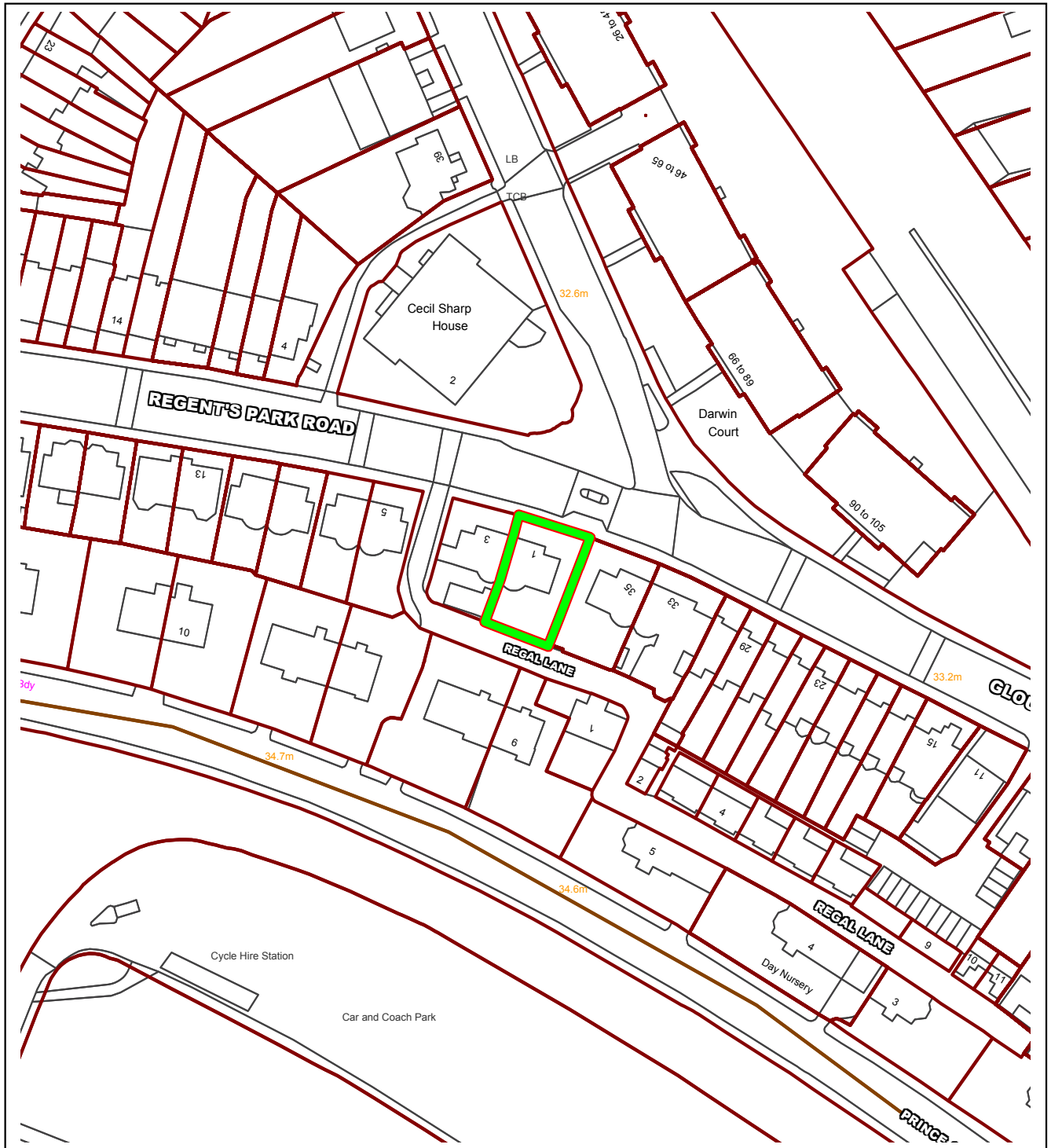


# 2016/5615/P – 1A Regent's Park Road, NW1 7TL



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



Photo 1 – Close view of front elevation from street



Photo 2 – Longer view of front elevation from Gloucester Avenue/ Regent's Park Rd junction



Photo 3 – Close view of rear elevation from garden





Photo 4 – Longer view of rear elevation from Regal Lane

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>20/12/2016</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		24/11/2016	
<b>Officer</b>				<b>Application Number(s)</b>			
Kristina Smith				2016/5615/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1A Regent's Park Road London NW1 7TL				Refer to Draft Decision Notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of a side/rear extension at lower ground floor level and other external alterations to the front and rear of property.							
<b>Recommendation(s):</b>		<b>Grant Conditional Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					

Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notice</b>			
Informatives:				
<b>Consultations</b>				
Adjoining Occupiers:	No. of responses No. Electronic	<b>05</b> <b>00</b>	No. of objections	<b>05</b>
Summary of consultation responses:	<p><u>A site notice was displayed between 28/10/2016 and 18/11/2016</u>  <u>A press advert was displayed between 03/11/2016 and 24/11/2016</u></p> <p>Keir Starmer QC, MP (on behalf of a local resident) raised the following issues:</p> <ol style="list-style-type: none"> <li>1. Given that the Council owns the building, would the permission result in an alteration to the lease?</li> <li>2. How will the impact on the building be taken account of?</li> <li>3. Given the recent building work at the adjoining property, what assurances can be given than the building work would be better regulated and lead to less disruption?</li> <li>4. How is the special character of the building considered by officers?</li> <li>5. Resident received no formal letter regarding the application</li> </ol> <p><u>Officer Response</u></p> <ol style="list-style-type: none"> <li>1. <i>Lease issues are not a consideration in the planning process. Any amendments to the lease between the Council and leaseholder will be a matter dealt with by the relevant Council department.</i></li> <li>2. <i>See para 6.1</i></li> <li>3. <i>See para 6.1</i></li> <li>4. <i>See Design section of report</i></li> <li>5. <i>See para 6.2</i></li> </ol> <p>No's. 1b, 1c and 1d Regents Park Road and 35a Gloucester Avenue object on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Extension completely changes overall style and appearance of the building and unbalances composition of the pair</li> <li>2. Extension is visible from the street level and the compromises the gap between the buildings to Regal Lane thereby adversely affecting the setting of the building</li> <li>3. Applicants are Council leaseholders and do not own the land</li> <li>4. The works are not appropriate for a building which makes a positive contribution to the Conservation Area</li> <li>5. Three flats above must have clear and safe movement in and out of the front entrance</li> <li>6. Applicants do not have a good track record of construction projects. Damage caused to properties and internal walls knocked down. This proposal will cause further damage.</li> <li>7. Lack of proposed drawings available online</li> <li>8. The side extension is higher than the existing party fence wall and will have a significant adverse overshadowing effect to the side windows of the basement at no.35 Gloucester Avenue.</li> <li>9. The design is out of character with the rest of the street</li> <li>10. An overdevelopment of the site</li> <li>11. The new open plan layout of flat will create noise issues</li> <li>12. The extension will block through access for residents in flat above</li> </ol> <p><u>Officer Response</u></p>			

	<ol style="list-style-type: none"> <li>1. <i>Refer to paras 3.1 – 3.8 of the report</i></li> <li>2. <i>Refer to paras 3.4 and 3.7</i></li> <li>3. <i>A planning application can be submitted regardless of land ownership. Freeholder permission will need to be sought</i></li> <li>4. <i>Refer to paras 3.1 – 3.10</i></li> <li>5. <i>This is not a planning issue</i></li> <li>6. <i>This issue will be dealt with through a Party Wall agreement.</i></li> <li>7. <i>Refer to para 6.2</i></li> <li>8. <i>Refer to para 5.1.</i></li> <li>9. <i>Refer to para 3.8</i></li> <li>10. <i>Refer to paragraph 3.2</i></li> <li>11. <i>The Council have no control over the internal layout of the property</i></li> <li>12. <i>This is not an issue that can be resolved through the planning process.</i></li> </ol>
<p style="text-align: center;"><b>Primrose Hill CAAC Objection</b></p>	<p><u>Primrose Hill Conservation Area Advisory Committee objected on the following grounds:</u></p> <ol style="list-style-type: none"> <li>1. The proposals would disrupt the symmetry to the building group, a pair of positive contributors.</li> <li>2. The conservation area statement formally recognises the gaps between buildings and visible gardens and notes the potential harm that side extensions can have.</li> <li>3. The scale of the side addition detracts from integrity of main building</li> <li>4. The existing shed (which is not attached to the side of the main house) and works to the adjoining neighbour should not provide a precedent for the works</li> <li>5. Unable to access some of the drawings on the Council’s website. Question the reliability of statutory consultation when all material needed for the assessment is not accessible.</li> </ol> <p><u>Officer Response</u></p> <ol style="list-style-type: none"> <li>1. <i>Refer to para 3.6.</i></li> <li>2. <i>Refer to para 3.7.</i></li> <li>3. <i>Refer to para 3.2.</i></li> <li>4. <i>Refer to para 3.2</i></li> <li>5. <i>Refer to para 6.2.</i></li> </ol>



## Site Description

The site is a large semi-detached four-storey residential property on the south side of Regent's Park Road located at the junction with Gloucester Avenue. By reason of its siting on the junction, it is visible in longer views down Gloucester Avenue. The proposals relate to the lower ground flat which can be accessed from both Regent's Park Road and from Regal Lane, the private road to the rear. The building was built as a pair with its adjoining neighbour no. 3 Regent's Park Road; however over time extensions and amendments to no.3 has resulted in loss of symmetry between the properties.

The building is not listed but is located within the Primrose Hill Conservation Area and is referred to as a positive contributor.

## Relevant History

### APPLICATION SITE

**J10/20/5/34753** - Change of use from single family dwelling house to one three-bedroom flat and three one-bedroom flats. **Conditional 05/10/1982**

**2016/4575/PRE** – Erection of side/rear extension; alterations to windows to front and rear; hard and soft landscaping to front and rear; works to boundary walls to rear including new gate

*Written advice was issued that advised the proposals were acceptable in principle but the rear element of the extension should be kept away from the bay window*

### 3 REGENT'S PARK ROAD

**2010/3889/P** - Erection of a replacement single storey side extension and a single storey rear extension, excavation of a new basement with rear lightwell, insertion of entrance steps to the front basement, replacement front boundary wall, fenestration alterations and associated landscaping works to existing residential dwelling. **Granted 22/02/2011**

**9400940** - Erection of a single-storey garage at the side of the house with new rear access. **Granted 14/10/1994**

## Relevant policies

### National Planning Policy Framework (2012)

### London Plan 2016

### LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

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 (2015)

CPG6 Amenity (2011)

### Primrose Hill Conservation Area Statement (2000)

## Assessment

### 1.0 Proposal

1.1 The applicant seeks permission for the following:

- Erection of single storey side/rear extension at lower ground floor level
- Alterations to front and rear elevation at lower ground floor level including enlargement of windows to front at lower ground floor level; conversion of windows to doors to the rear.

1.2 During the course of the application the following changes were made:

- The height of the extension has been reduced by 260mm to correspond with the height of the neighbour's extension at no.3 Regent's Park Road and also reduce the prominence of the extension as viewed from the streetscene.
- The doors to the rear bay window were changed from grey aluminium to white timber.

### 2.0 Assessment

The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the Primrose Hill Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers)
- Trees and sustainability

### 3.0 Design and Conservation

- Side/ Rear extension

3.1 It is proposed to erect a single storey side extension at lower ground floor level and extend the rear elevation to the east of the bay window at lower ground floor level. A timber and glass wrap-around screen is proposed to unify the two elements of the extension with the host building. A timber screen would conceal the side extension when viewed from the streetscene.

3.2 Given the size of the four storey host property, the extension is considered to be a subservient addition that would provide an additional 30 sqm of floorspace to the existing 100sqm flat whilst leaving the rear garden intact. It is considered that the extension would respect the proportions of the host dwelling and not obscure any architectural features, in accordance with CPG1 (Design) (see below para 3.4).

3.3 The side extension would be set back from the principal elevation by approx. 4m and be located at lower ground floor level. The main entrance door to the host property is located at upper ground floor level and the extension would therefore appear subordinate to the main dwelling. It would therefore be in accordance with CPG1 (Design) guidance which requires side extensions to be no higher than the porch and set back from the principal elevation.

3.4 Though the side extension would somewhat change the appearance of the property from the front elevation it is not considered this would be substantial given that it would be located at lower ground floor level and be clearly subordinate to the side entrance porch of the host dwelling. Furthermore, the side extension would be concealed from view by a timber screen which reduces the impact of the built form. There is an existing shed and low fencing to the side of the house which is clearly visible in the streetscene and has an informal appearance that detracts from the grandeur of the property. The proposal, though more prominent, is considered to offer a better permanent solution in terms of its appearance to the existing situation.

3.5 To the rear, the proposed works would conceal part of the elevation; however the rear wall closest to the

bay window and the bay itself would remain unchanged so as to protect the building's special architectural features. It is also important to emphasise that all works would be at lower ground floor level which is the least prominent location on the building. A small amount of the original fabric is being altered however the rear has significantly less visibility than the front elevation does. It is not considered that the rear alterations would be harmful to the intrinsic character of the building.

3.6 CPG1 does not consider side extensions to be acceptable where the architectural symmetry of a composition would be impaired. Whilst it is acknowledged that the property forms a pair with its adjoining neighbour, much of the symmetry has been lost over time as significant works have been carried out at no.3 Regent's Park Road. A substantial side/rear extension that was granted permission in 2010 has been erected at lower ground floor level as well as a first floor level side extension, and there have been changes to architectural detailing. Although high boundary walls at no.3 conceal much of these alterations from the streetscene, the principle of a side extension has been supported. The proposed side extension would restore the symmetry of the pair at this level.

3.7 The Primrose Hill conservation area statement refers to the importance of maintaining the gaps and views to the garden and buildings to the rear of the property. Given the extension is single storey and at lower ground floor level, views of the buildings on Regal Lane at upper ground floor level would be retained. Though the extension would infill the gap between the existing side elevation and the boundary wall, a gap would still remain between the application site and the neighbouring property through which views to Regal Lane can be gained.

3.8 Though the character of the street is largely traditional with only no.3 Regent's Park Road having a similar contemporary side extension, the contemporary style is considered acceptable by virtue of its high quality design. In terms of materials the extension would be built in a contemporary brick and the fence would be constructed from a high-quality Ipe hardwood in a grey/silver colour. The choice of materials is considered acceptable and considered to complement, rather than compete with or detract from, the host property. Although information has been provided, samples of the proposed materials would be conditioned prior to the commencement of the relevant part of the works to ensure high-quality design. Part of the roof of the extension would include a sedum roof to improve the biodiversity of the site and improve its appearance as seen from 'above ground' windows of neighbouring properties.

- Other Alterations

3.9 The conversion of windows to doors on the bay window would maintain the same width of aperture and would have white timber frames to minimise the difference in appearance to existing. Given their location at lower ground floor level, and the fact the same amendment has been done to the neighbouring property, this is considered to be an acceptable alteration that would not detract from the character of the building or the pair of properties.

3.10 The enlargement of the front windows at lower ground floor level is considered to be an acceptable alteration that would serve to improve the fenestration as they would retain the hierarchy of the windows above.

- Minor excavation work

3.11 It is proposed to excavate a small area to the rear of the property to reduce the height of the side extension and timber screening on the rear elevation and achieve the desired internal levels. The garden would be lowered by approx. 0.8m over a footprint of approx. 8sqm. This level of excavation is considered too minor to require a BIA.

#### **4.0 Trees**

4.1 The proposed works would intercept the RPA of a large Category A sycamore tree to the front of the property. Given that the foundations would occupy less than 20% of the RPA, the Council's Tree Officer advised that the proposal is acceptable however any permission would be conditioned to request details of the extension's foundations to ensure sufficient drainage can occur to retain the health and well-being of the tree.

4.2 Part of the roof of the extension would include a sedum roof to improve the biodiversity of the site. Green roofs are preferable to sedum roofs as they provide a more diverse habitat. A condition would be attached to

any permission requesting the submission of these details to the Council.

## **5.0 Amenity**

5.1 By virtue of the location and nature of the proposed works, it is not considered that the proposals would have an adverse impact on the amenity of surrounding occupiers. The extension would be located approximately 5m from the side elevation of 35 Gloucester Avenue, which only has windows at basement level. It is considered that these windows would not be further impacted by the extension given their location on the side elevation and taking into consideration the height of the existing porch.

## **6.0 Other Considerations**

6.1 Several of the objections refer to the disruption caused by previous works at the adjoining property no.3 Regent's Park Road and want assurance that these proposals will not cause extra disturbance. The proposed work is minor in terms of its size and would not have a harmful impact on the fabric of the building. It is therefore considered that a Construction Management Plan is not required in this instance. The recent work at no.3 involved basement excavation which today would require a CMP however at the time of permission this was not a policy requirement.

6.2 Comments have been received on the level of consultation. The full consultation material was available within one working day of the application being registered online and to the best of officer's knowledge, was available throughout the consultation period. From 1 October 2016 LB Camden no longer issue letters to neighbours informing them of planning applications. This is detailed in our revised Statement of Community Involvement. Improved site notices, press adverts and e-alerts inform neighbours of planning applications.

## **7.0 Conclusion**

7.1 Grant Conditional Planning Permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5<sup>th</sup> December 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Ms Esther Bou  
Powell Tuck Associates  
6 Stamford Brook Road  
LONDON  
W6 0XH

Application Ref: **2016/5615/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

8 December 2016

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**1 Regent's Park Road**  
**London**  
**NW1 7TL**

**DECISION**

Proposal:

Erection of a side/rear extension at lower ground floor level and other external alterations to the front and rear of property

Drawing Nos: SU-001 (PL1); SU-002 (PL1); SU-003 (PL1); SU-004 (PL1); SU-005 (PL1); PL-001 (PL4); PL-002 (PL3); PL-002.1 (PL2); PL-003 (PL3); PL-004 (PL2); Design & Access Statement (October 2016); Tree Survey (prepared by Challice Consulting Ltd)

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).

Executive Director Supporting Communities



- 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 policy 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: SU-001 (PL1); SU-002 (PL1); SU-003 (PL1); SU-004 (PL1); SU-005 (PL1); PL-001 (PL4); PL-002 (PL3); PL-002.1 (PL2); PL-003 (PL3); PL-004 (PL2); Design & Access Statement (October 2016); Tree Survey (prepared by Challice Consulting Ltd)

Reason:

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

Manufacturer's specification details of all facing materials to be submitted to the Local Planning Authority

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 6 All work shall be carried out in accordance with the relevant recommendations of



British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 7 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 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

Executive Director Supporting Communities

**DRAFT**

**DECISION**